



Farmington City Planning Commission

December 5, 2013



FARMINGTON CITY

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CITY CLERK

DAVE MILLHEIM
CITY MANAGER

AGENDA PLANNING COMMISSION MEETING

December 5, 2013

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 6:00 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

1. Minutes
2. City Council Report

SUBDIVISION/ZONE CHANGE APPLICATIONS

3. Rich Cook (Public Hearing) - Applicant is requesting a recommendation for Schematic Plan approval for the Spring Creek Subdivision (102 units) on 8 acres located at approximately 700 North and 400 West. Applicant is also requesting a zone change from LS (Large Suburban) to CMU (Commercial Mixed Use) related thereto. (Z-3-12) (S-12-12)
4. Norm Frost / Ovation Homes (Public Hearing) – Applicant is requesting a recommendation/approval for a Preliminary (PUD) Master Plan and a Schematic Plan for the proposed Cottages at Rigby Road Planned Unit Development (P.U.D) consisting of 77 lots on 23.5 acres located at approximately 1350 West and 1800 North. The applicant is also requesting a recommendation for an LR Zone designation related thereto. (A-2-13; S-18-13)
5. Nick Mingo/Ivory Development – Applicant is requesting approval for Preliminary Plat approval for the Westwood Cove Conservation Subdivision (7 lots) on 4.057 acres located at the northwest corner of 650 West and Glover Lane in an AE zone. (S-3-13)
6. Scott Balling – Applicant is requesting a recommendation for Final Plat approval for the Kestrel Bay Townhomes (PUD) Subdivision (11 units) on .78 acres located at 145 West 620 South in an R-8 zone (S-11-12).

CONDITIONAL USE/SITE PLAN APPLICATIONS

7. Utah School Development/Tyler Brodrero (Public Hearing) – Applicant is requesting approval for a Conditional Use Permit and Site Development Application for the Ascent Academy Charter

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School on property (approximately 5 acres) located on the southwest corner of 650 West and State Street in an AE zone. (C-11-13)

8. Dennis Greenhalgh (Public Hearing) – Applicant is requesting approval for a Conditional Use Permit to increase the height of an accessory building to be located on property (.46 acres) at 1477 North 410 West in an LR-F Zone. (C-12-13)

OTHER BUSINESS

9. Henry Walker Homes – Applicant is requesting approval to increase the building height in the proposed Avenues at Station Park subdivision in an RMU Zone from 2 stories to 3 stories as per Section 11-18-106 (S-10-13).
10. Miscellaneous, correspondence, etc.
Dog Grooming Business – Mural/Sign Discussion
11. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item. OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted November 27, 2013



Eric Anderson
Associate City Planner

**FARMINGTON CITY
PLANNING COMMISSION MEETING
November 14, 2013**

WORK SESSION

***Present:** Chairman Bob Murri, Commissioners Brett Anderson, Kris Kaufman, Mack McDonald and Michael Nilson, Alternate Commissioner Rebecca Wayment, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Brad Dutson, Brigham Mellor and Alternate Commissioner Nate Creer were excused.*

David Petersen advised the Commission that the following agenda items may need to be reordered on the agenda:

- Combine Item #4 – Farmington City is requesting approval of a two-lot metes and bounds subdivision and Item #7 – Farmington City is requesting approval for Zone Change.
- Combine Item #5 – Henry Walker Homes (HWH) is requesting recommendation for Preliminary Plat approval for The Avenues at Station Park and Item #8 – HWH is requesting a recommendation for Project Master Plan approval for The Avenues at Station Park.
- Move Item #10 – Jerry Preston is requesting special exception to establish a live/work unit on Main Street before Item #6 – Norm Frost/Ovation Homes is requesting recommendation for Schematic Plan approval.

Item #3. Chris Ensign – Requesting Schematic Plan approval for the Farmington Bungalows

Eric Anderson explained this item was tabled so the applicant would have a chance to speak with more neighbors to find an alternate solution to the subdivision's access road. The developer has purchased or will be purchasing additional property from surrounding neighbors to allow for the access road coming off of 300 West, which clears most concerns brought up by residents in prior Planning Commission meetings. The developer also has possible plans to tear down and replace the home located on the northern parcel of the property which is currently owned by Michael White.

Item #4. Farmington City – Requesting Approval for Two-Lot Metes and Bounds

Item #7. Farmington City – Requesting Recommendation for Approval for Zone Change

David Petersen explained the City would like to sell a portion of this property and only maintain approximately half of it as to expand the public works storage and staging area. Typically, as part of the condition of a sale, a buyer would like a zone change. Since the property's underlying zone is A (Agricultural), the City is requesting a BP (Business Park) zone as it is consistent with the General Plan.

Item #5. HWH – Requesting Recommendation for Preliminary Plat Approval

Item #8. HWH – Requesting Recommendation for Project Master Plan Approval

David Petersen provided a quick summary of when the Schematic Plan was before the City Council; it passed on a split vote. Also, as a result of that meeting and complaints received by residents, the City mailed notices within 500 feet of the proposed location in lieu of the City's

standard which is 300 feet. During this meeting, the applicant will be asking permission to aggregate open space, as well as providing new elevations for the homes. Kris Kaufman asked if the Commission will be approving building heights as the new wording in the Ordinance left the 3 stories as a discretionary item for the City to approve. David Petersen will confirm when the appropriate time is to approve the building heights.

Item #10. Jerry Preston – Requesting Special Exception to Establish Live/Work Unit

Staff explained the applicant wants to have the ability for flex work space, although in the near future he will not be using it. The applicant has agreed to maintain his historical status on the home and will hire an architect, who specializes in historic preservation, to help with any renovations/changes he plans to make to the home. He also agreed to meet all home occupation rules the City has in place.

Item #6. Norm Frost/Ovation Homes – Requesting Recommendation for Schematic Plan Approval

David Petersen walked through the applicant's new development plans for the area. He also provided the specific average number of units per acre of the neighboring developments for the Commission to review. Ovation Homes is proposing 3.4 units per acre. David Petersen also reviewed the steps of review a PUD must go through with the Planning Commission and the City Council. He provided and reviewed in detail a handout summarizing residents' concerns (under 3 categories: Same, Better or Worse) with the previous development's plans to help the Commission better focus the meeting.

Item #9. Farmington City – Requesting Amendments A-J to the Zoning and Subdivision Ordinance

David Petersen referred to Item J – Amending Section 11-28-230 of the Zoning Ordinance to require performance bonds for demolitions (ZT-9-13). He feels, per discussions the City has recently had with developers, now is a good time to include this amendment.

REGULAR SESSION

Present: Chairman Bob Murri, Commissioners Brett Anderson, Kris Kaufman, Mack McDonald and Michael Nilson, Alternate Commissioner Rebecca Wayment, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Brad Dutson, Brigham Mellor and Alternate Commissioner Nate Creer were excused.

Chairman Bob Murri welcomed the public and advised of the technical difficulties taking place. Due to the large community turn-out, he asked that all public comments be kept to 3 minutes. He also stated all written/emailed comments received by the Commission and/or staff have been entered into the record.

#1. Minutes

Brett Anderson made a motion to approve the Minutes of the October 24, 2013 Planning Commission meeting. **Mack McDonald** seconded the motion which was unanimously approved.

#2. City Council Report

Eric Anderson provided a report from the City Council meeting on October 29, 2013. He said Brigham Mellor's skate park idea was passed on being reviewed until the City's next budget appointment. He also said the City Council was unhappy with the proposed Davis County Jail Expansion and will be working to ensure that does not happen.

Motion to Re-Align Agenda Items:

Mack McDonald made a motion that the Planning Commission re-align the agenda items as follows: combine agenda items #4 and #7, combine #5 and #8 and address agenda item #10 right after items #5 and #8. **Rebecca Wayment** seconded the motion which was unanimously approved.

SUBDIVISION APPLICATION

#3. Chris Ensign (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for The Farmington Bungalows Subdivision (10 lots) on 3.1 acres located at approximately 50 South and 300 West in an OTR one. (S-15-13)

Eric Anderson said the applicant came before the Commission on October 10, 2013. The item was tabled so the applicant would have an opportunity to work with neighbors on the State Street access road or to pursue an alternate route on 300 West. The applicant has revised the Schematic Plan to include the access road from 300 West as he has purchased or is purchasing additional property from neighbors. The applicant is also considering replacing the home on State Street that is currently owned by Michael White. Before the applicant does so, he will obtain a Certificate of Historic Appropriateness from the Historic Preservation Commission as the home is located in the Clark Lane Historic District.

Chris Ensign, 4468 Zarahemla Dr., Salt Lake City, said he took all the concerns and preferences of the residents and discussed options with them. They concluded that an access road from 300 West would resolve many, if not all concerns expressed. He said later, if they decide to demolish Mr. White's home on State Street, they would build a home that would match and/or align with the surrounding historical area. With the additional property that has been or will be purchased, it has increased the subdivision from 7 lots to 9, or 2 additional lots. Most lots are approximately 10,000 square feet and the larger lots are approximately 14,000 square feet.

Brett Anderson asked if the developer had any concerns with building a historic home comparable to the others along State Street if they do decide to demolish Mr. White's home that is currently on the property. **Chris Ensign** said no, he feels it would be a great opportunity for possibly later on, but for now the subdivision is the first priority. Once Mr. White's property is purchased, the applicant said he is in no rush to remove the home and would allow the current resident to remain in the home.

Bob Murri opened the public hearing at 7:32 p.m.

Jerry Johnson, 335 W. State St., said the new Schematic Plan addresses a lot of the concerns he previously expressed. His concern now is where his back property line is actually located. He said he has talked with the developer and they will work it out. He also feels the current home along State Street is an eye sore; anything will be an improvement there.

Clark Sonzini, 367 W. State St., said most of his concerns have been addressed; however, at the previous Planning Commission meeting, the developer was advised to have a meeting with the neighbors. He said, to his knowledge, there has not been a formal meeting yet; he would like to see one take place.

Clark Bently, son of Ruth Bentley that lives at 393 W. State St., expressed concerns about where the exact back property line is located. There is a large garden in the back; they would like to continue maintaining it, but are working with the developer on the issue. He also agrees the home on State Street is in rough shape.

Nathan Main, 59 S. 300 W., said he lives just east of the proposed development. He said one of the things that attracted him to his home was that it was located in a small cul-de-sac that is relatively quiet, except during sporting seasons. As there are no sidewalks on 300 West, he is concerned about all the children that use the street for their activities.

Bob Murri closed the public hearing at 7:38 p.m.

Michael Nilson said he is pleased that concerns regarding homes becoming corner lots has been resolved. He also mentioned that the traffic report that was originally completed for the proposed State Street access road stated the subdivision would not have any effect on current traffic.

Bob Murri would like the developer to still have a formal meeting with the neighboring property owners, as previously requested.

Brett Anderson clarified, and **David Petersen** agreed, that property lines are private matters and is not something the Planning Commission has authority to address.

Motion for Item #3:

Michael Nilson made a motion that the Planning Commission recommend that the City Council approve the Schematic Plan for the Farmington Bungalows subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Schematic Plan, including but not limited to conforming with required lot widths of the underlying OTR zone and storm drainage;
2. Street width cross-section must be 56';
3. The applicant must receive a Certificate of Historic Appropriateness from the Historic Preservation Commission to demolish the existing home prior to consideration of the Preliminary Plat;
4. If the applicant replaces the existing home on State Street, then the proposed dwelling on State Street receives a recommendation for approval from an ad hoc architectural review committee as established by the City Council or the Farmington City Historic Preservation Committee;

5. The proposed dwellings on Lots 1-9 must be consistent with the surrounding OTR Zone as determined by staff in cooperation with the Historic District Commission.

Brett Anderson seconded the motion which was unanimously approved.

Findings for Approval:

1. The property is identified as Low Density Residential on the General Plan, and the proposed schematic plan is consistent with that designation;
2. The General Plan also states that the City should “recognize and preserve Farmington’s heritage of pioneer buildings and traditions for the enrichment of its present and future citizens.” The property is in the Clark Lane Historic District, and the applicant will receive a Certificate of Appropriateness before demolition of the existing home takes place;
3. Specific to the schematic plan only; and the recommended conditions of approval, the plan complies with all Zoning and Subdivision Ordinance requirements, and other appropriate regulations;
4. Staff will ensure that the homes will fit in with the historic character of the underlying Clark Lane District.

SUBDIVISION APPLICATION

Item #4. Farmington City (Public Hearing) – Applicant is requesting approval of a two-lot metes and bounds subdivision on property (approximately 2.3 acres) located at 42 North and 650 West. (S-19-13)

ZONE CHANGE APPLICATION

Item #7. Farmington City (Public Hearing) – Applicant is requesting a recommendation for approval for a Zone Change on property (approximately 2.3 acres) located at 42 North and 650 West. The proposed change is from A (Agricultural) to BP (Business Park). (ZT-4-13)

David Petersen showed the Commission an aerial picture of the property. The City has made a trade with the property owner of where the future regional park will be with a portion of this property that will be subdivided, if approved by the Planning Commission, and some cash. The City is also requesting the property be rezoned to BP as it will allow the future property owner greater flexibility on the types of uses he can attract for the parcel.

Bob Murri opened the public hearing at 7:44 p.m.

No comments were received.

Bob Murri closed the public hearing at 7:44 p.m.

David Petersen clarified that since the agenda items were combined, there is only one public hearing, but still separate motions for each item. He asked that the motion for agenda item #7 be passed first.

Motion for Item #7:

Kris Kaufman made a motion that the Planning Commission recommend that the City Council rezone the property as requested. Michael Nilson seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed rezone is consistent with the General Plan;
2. It will allow the future owner of the southerly portion of the property to pursue a use consistent with the BP zone whereas the Agriculture zoning does not;
3. The remaining northerly portion of the property will also receive the BP zone designation, and this is consistent with City plans because “public uses” are also conditional use in this zone.

Motion for Item #4:

Rebecca Wayment made a motion that the Planning Commission approve the metes and bounds subdivision for the Old City Shop Site, subject to all applicable Farmington City ordinances and subject to the City Council rezoning the property to a BP Zone. Kris Kaufman seconded the motion which was unanimously approved.

Finding for Approval:

1. The property is identified as OBP (Office Business Park) and PPR (Public/Private Recreation) on the General Plan, and contingent on a zone change, the BP zoning designation is a consistent use. The PPR General Plan designation is intended to apply to the Legacy Trail, which runs adjacent to the eastern portion of the property.

SUBDIVISION APPLICATION

Item #5. Henry Walk Homes (Public Hearing) – Applicant is requesting a recommendation for Preliminary Plat approval for The Avenues at Station Park Subdivision (128 lots) on 12.11 acres located at the southwest corner of Clark Lane and 1100 West in an RMU zone. (S-10-13)

PROJECT MASTER PLAN APPLICATION

Item #8. Henry Walker Homes (Public Hearing) – Applicant is requesting a recommendation for Project Master Plan Approval for The Avenues at Station Park Subdivision (128 lots) on 12.11 acres located at the southwest corner of Clark Lane and 1100 West in an RMU zone. (S-10-13)

Eric Anderson said the Planning Commission reviewed the Schematic Plan on September 17, 2013 and was recommended for approval by the City Council, which they subsequently did on October 1, 2013. Now before the Commission is the Preliminary Plat. It is very similar to what was proposed at the schematic plan level due to the issues surrounding the large petroleum/gas line running through the property and because this is the first development in the RMU zone so more

detail was required during the Schematic Plan than what is normally requested. Additionally, under Chapter 18 of the Zoning Ordinance, if any one of four criteria listed is met, the applicant is required to complete a Project Master Plan (PMP). Under this circumstance, HWH is planning to aggregate open space, resulting in the need for a PMP that must be reviewed and approved by the Planning Commission.

Leslie Mascaro, 14547 S. Hedgerose Dr., Herriman, explained that as they listened to the Boards, the Commission, the Council and the public, they have incorporated suggestions and have transformed the project into something more traditional. She walked through the 3 different product types: the “City” series which is located along the major corridors and will include the flex living space, the “Silver Meadows” series which is the town homes located on the interior of the project and the “Envision” series which are the single family homes along the west side of the development. She provided revised pictures of the projects; each product offers a more traditional/time-less look with pitched-roofs, hardy-board, brick and other additional architectural features. She also showed samples of the building materials and possible color schemes to the Commission and the public.

Bob Murri mentioned that although it is not the standard, the City sent public notices within a 500 foot radius of the project to incorporate more input from the community.

Bob Murri opened the public hearing at 7:58 p.m.

Matthew Brown, 151 S. 1150 W., expressed concerns that this development does not appropriately “fit” with the surrounding developments. He feels the “City” series is not as conservative as he would like to see. He also stated that he feels the developer was considering the 3-story buildings as a result of not being able to build a basement; he feels this should not be a concern as his home and many others in his community have basements. He expressed concern with the increase in traffic on 1100 West and Clark Lane; there is already a significant traffic problem with all events currently taking place at the fairgrounds.

Bob Murri closed the public hearing at 8:03 p.m.

Brett Anderson asked if building height concerns are being addressed in the current application. **David Petersen** provided a copy of the new ordinance regarding building heights that was passed by the City Council. He explained the Project Master Plan is more of an overview of the project, but the detailed site design falls under the next step which is the Development Plan Review. The Development Plan Review is not a public hearing though. **David Petersen** suggested if the Commission chooses, they could have a separate, stand-alone agenda item specifically for building heights at the next meeting so the developer knows the outcome going into development plans. Based on the ordinance, it does not specify if the Development Plan Review is a public hearing. He thinks the Commission could possibly make it one if they feel it appropriate. **Michael Nilson** feels that as this is the third time this item is before the Commission, he feels the public has had adequate time to comment. Commissioners discussed various options for approving the building height, but concluded the best time to discuss it is during the Development Plan Review as they will already be reviewing all the other “nitty-gritty” details of the development during that time.

Kris Kaufman said he received an email from a resident expressing concern about the flex space units that will allow retail on the bottom level. She would like it better defined as to what will be permitted in the flex space as residents are opposed to retail, but are more comfortable with office space. **David Petersen** said that as a Commission, the permitted use table found in the ordinance must be followed; however, the developer is willing to restrict some uses, like a restaurant

in the CC&Rs. **Leslie Mascaro** clarified that as part of the business license process, a business must be approved by several departments to ensure it's an appropriate use within the building uses. **David Petersen** also said that the Commission will be able to see the CC&Rs as part of the Final Plat. The Commission only reviews the CC&Rs; they do not approve them.

Motion for Item #5:

Michael Nilson made a motion that the Planning Commission approve the Preliminary Plat for the proposed Avenues at Station Park subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The placement of public improvements in relation to gas lines which traverse the property must be approved by the City Engineer, public works, Central Davis Sewer and shall be acceptable to the respective gas companies, which acceptance must be received by the City in writing;
2. The applicant must dedicate r.o.w. and expand the southwest corner of the round-about to enable two lanes instead of one;
3. The applicant ensures that "Applicable Survey Exceptions" are not active easements or rights-of-way that will negatively affect the layout or design of the proposed subdivision and the applicant shall provide proof as such or show the exceptions on the plat;
4. Subject to PMP approval;
5. All public improvement drawings, grading and drainage plans, must be reviewed and approved by members of the DRC;
6. A soils report is reviewed and approved by the City Engineer and Staff;
7. Subject to development plan review as set forth in Chapter 18;
8. Follow zone lot standards in Chapter 18.

Kris Kaufman seconded the motion which was unanimously approved.

Findings for Approval:

1. The property is identified as mixed-use on the General Plan, and the proposed preliminary plat is consistent with that designation;
2. The DRC has reviewed the plan and the last significant unresolved issues which may impact the overall layout of the plan are set forth as conditions of approval;
3. The proposed preliminary plat is consistent with the regulating and other street, block size and building form standards in the ordinance;
4. Specific to the preliminary plat only, and the recommended conditions of approval, the plan complies with all Zoning and Subdivision Ordinance requirements, and other appropriate regulations;
5. The round-about at 1100 West and Clark Lane is consistent with the City's Master Transportation Plan. Elements of the expansion of the southwest area of the round-about are a system improvement and should be paid for by transportation impact fees.

Motion for Item #8:

Kris Kaufman made a motion that the Planning Commission approve the Project Master Plan for the proposed Avenues at Station Park subject to all applicable Farmington City ordinances and development standards with the condition that they follow zone lot standards in Chapter 18. **Mack McDonald** seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed PMP is consistent with the regulating and other street, block size and building form standards in the ordinance;
2. The number of parking stalls and location thereof meets city standards. Chapter 32 of the Zoning requires 243 residential parking stalls, and the develop is providing 294 parking stalls with additional room for another 92 on-street parking stalls within the interior of the project;
3. The open space requirement is 35% in an RMU zone, the applicant provided 38.8% of aggregated open space.

OTHER BUSINESS

Item #10. Jerry Preston (Public Hearing) – Applicant is requesting a special exception to establish a live/work unit as an adaptive reuse in order to preserve the historic home at 177 North Main. No new structure or building is proposed for the site.

David Petersen provided a brief background about the historic nature of this home as well as the site plan for the applicant's remodels. He explained the applicant is looking to create a flex space within his home that could be later used as an office, although in the foreseeable future it will remain living area. He said for historic homes, this is a great way to ensure homes are preserved. The applicant has agreed to comply with all the City's home occupation standards. Mr. Preston has also contracted with an historic preservation architect for the remodels/additions he would like to make to the home to ensure the home maintains its status on the National Historic Register.

Jerry Preston, 347 E. 100 N., said his intention is to restore and move into the home. He said down the road when he retires, he would like to maintain a small office in his home if he chooses to do a little work on the side. He said the "office space" would be the current front room of the home, which is approximately 14x12 feet. Mack McDonald asked if the home itself would be changed at all. Jerry Preston said the home is built in 3 different sections, with the 3 front rooms as the original home. The rest of the home, with the help of the historic preservation architect, will be improvements to the existing home.

Bob Murri opened the public hearing at 8:28 p.m.

No comments were received.

Bob Murri closed the public hearing at 8:28 p.m.

Mack McDonald thanked the applicant for choosing to preserve this historic home. All Commissioners agreed.

Motion for Item #10:

Rebecca Wayment made a motion that the Planning Commission approve the special exception as requested subject to all applicable Farmington City development standards and ordinances and the following:

1. The adaptive re-use or live work residential use must comply with all standards of Chapter 35 regarding home occupations;
2. As per Section 11-3-045, the building must always remain eligible for, or on the National Historic Register.

Mack McDonald seconded the motion which was unanimously approved.

Findings:

The special exception will enhance the area and not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity:

1. An historic building will be preserved consistent with the goals, objectives and policies of the General Plan;
2. Any use of the home must comply with Chapter 35 of the Zoning Ordinance to ensure neighborhood compatibility.

Item #6. Norm Frost/Ovation Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the proposed Cottages at Rigby Road Planned Unit Development (P.U.D.) consisting of 80 lots on 23.5 acres located at approximately 1350 West and 1800 North. The applicant is also requesting a recommendation for an LR Zone designation related thereto. (A-2-13; S-18-13)

David Petersen said the applicant came before the Planning Commission at the last meeting proposing a development on the Tanner property, which is 23 ½ acres located just north of the Farmington City border. The developer originally proposed an assisted living facility and an “empty-nester” housing type development. Staff showed the yield plan to the public and explained this is created to set the threshold for the number of lots possible within a development. Based on the yield plan for the LR zone, the threshold is 67 lots or just under 3 units per acre. **David Petersen** walked through the new proposed plan for the public to see. He provided the Commission with the standards of a PUD found in Section 11-27-070. He explained that although these are reviewed in more detail during the Preliminary (PUD) Master Plan Review, it is still appropriate for Commissioners to review the standards at this level. **David Petersen** also provided a summary and reviewed all previous public comments based on the PUD standard subsection (a) a proposed layout will provide a more pleasant and attractive living environment than a conventional development.

Michael Nilson asked what the benefit of a PUD is versus a conventional subdivision. **David Petersen** said as a PUD, they would be able to have 80 lots compared to the 67 as shown in the yield plan. In return for the PUD, the City would benefit from the open space, including the Haight Creek access, the sidewalk/buffer area along 1800 North and the HOA will maintain the yard areas.

Brad Frost, 534 Anita Dr., Kaysville, is the co-applicant with Norm Frost and has been building active adult communities for over 15 years. Since the last meeting, Ovation Homes hosted an open house and invited all 240 names that appeared on the previous petition. Of those 240 names, 15 attended the meeting, which was a great exchange of ideas and suggestions. Some of the features of the new proposed plan includes 80 units, a 22 foot buffer zone along 1800 N. with landscaping and a meandering sidewalk, 21% open space, a trail system of approximately ¾ of a mile and many lots equal or larger than 10,000 square feet. The applicant presented a video showing many of the features of the new plans. He also passed out and reviewed information with the Commission and

public showing the average units per acre, average lot size and percentage of open space of neighboring developments to show that their proposed development's density is comparable. He emphasized that fact that compared to other nearby subdivisions, the homes within the proposed community will sell for significantly more; also over 50% of their clients pay cash for the home and 85% have less than a \$50,000 mortgage. **Brad Frost** said that their site plans have been proven to work, but they are willing to look at amending elevations and home exteriors if it is important to the neighbors. He feels they have listened to the community and have taken relevant points into consideration to make this community a great addition to Farmington.

Kris Kaufman asked the developer if they are open to addressing the safety and sidewalk concerns that many have expressed. **Brad Frost** explained the plan as shown has been well received by residents. The community typically generates 50% less traffic than a normal subdivision so the roads are safer. It is not a main thoroughfare. He is willing to possibly add sidewalk to one side of the road.

Brad Frost said if residents are interested in viewing similar subdivisions "Chapel Park" in located on the corner of Chapel St. and Gentile St. in Layton, another in Syracuse called "Trailside Park" and two being developed in Kaysville and Layton. The development underway in Layton has 30 lots and a waiting list of 120 people.

Brett Anderson asked if the CC&Rs would govern residents from renting their homes. **Brad Frost** said the CC&Rs do regulate homes being rented. Since the HOA is comprised of the residents, they do well to govern themselves, especially in the case of renters.

Bob Murri opened the public hearing at 9:27 p.m.

Reuben Renstrom, 1332 Rigby Rd., Kaysville, provided pictures to the Commission of the other Ovation Homes subdivisions to show the architectural design for the PUD does not match the surrounding neighborhoods. He expressed frustration with the proposed public parkway directly adjacent to his backyard. He also said sidewalks are a big concern as there are many kids within the community.

Kevin Stinger, 963 Mary Margaret Dr., Kaysville, expressed concerns that at times developers' plans can be altered to suit new desires of those development as is the case with the Rosecove and Farmington Crossing developments. Currently, the developer is proposing a senior living community governed by an HOA with a restriction of occupants. He stated as the development ages, current residents within the HOA, by a community vote, could eliminate the restriction of the number of occupants from the CC&Rs. Additionally, vigilant enforcement and monitoring of the HOA and the CC&Rs can wane resulting in residents no longer being contractually bound by the CC&Rs under the legal principle of waiver and/or estoppel. He asked the Planning Commission to not approve the plan, but to require more home styles be built and to increase the lot sizes within the development.

Scott Moulton, 966 E. Mary Margaret Dr., Kaysville, expressed concern that the proposed Rigby Rd. may be used as a "short-cut" from Main St. in Kaysville down to 1800 N. in Farmington as a way to quickly access Shepard Lane. He also agrees with Mr. Stinger's comments about the evolution of developments over time.

George Chipman, 433 S. 10 W., is in attendance representing the City's trails commission. He stated that he is impressed with the developer's desire to preserve the beautiful hollow in Haight Creek by allowing public access to it; he feels it will be a great amenity to the community. He

explained that one of the best things a community can do is provide opportunities for residents to exercise, as well as trails increase the connectivity of a neighborhood. He approves the project as presented.

Mark Taylor, 1499 Hanks Cir., said he is a professional engineer and a professional traffic operations engineer. He expressed frustration that traffic will negatively impact the community as anything will be a large burden since there is no impact as the property currently stands. His main concern is there are no possible traffic mitigation strategies available given the surrounding area, including traffic signals. Since there is a signal already near the Main St and 1875 W. intersection, an additional traffic light will never be approved. Although senior living communities generate fewer trips per day, there is no way to enforce senior living long-term so it is important to assume a higher number of trips per day. The proposed land use of this property will degrade the overall traffic safety and operations of the neighborhood.

Brooke Bouwhuis, 958 Doris Pl., Kaysville, agrees with Mr. Taylor's comments regarding the traffic concerns. She went to Ovation Homes' oldest development, Harrisville. She said there are beautiful trees lining the streets, there is lots of open space, including an area with a pavilion, as well as lots of additional lighting for safety. She spoke with residents' of the community; they stated the biggest drawback was the high turnover for the area. She expressed concerns with the lack of sidewalks and feels the trail along Haight Creek will not be adequately used as it is not safe or convenient to use.

Bart Kellett, 952 Mary Margaret Dr., Kaysville, also suggested additional lighting within the development. He also feels sidewalks are a concern; if residents do not drive a lot, then it is important for them to have a way to access mailboxes, especially in the winter. He also feels the density is too high as it looks as though approximately 32 of the lots are 1/8 of an acre.

Larry Olsen, 1289 W. 1875 N., said he feels his property will be the most affected by the increase in traffic flow that this development will bring. He expressed concern that the east side of the development is significantly denser than the west side. He does not like that his 40,000+ square foot lot will be across from the east side lots that are approximately 5,000+ square feet as he feels it will negatively affect his property value.

Bryan Carling, 1623 S. Haight Creek Dr., Kaysville, said he served on the Kaysville Planning Commission for 4 years. He referenced the Section 11-27-070, which states, "Approval of the Preliminary (PUD) Master Plan shall be made only after the Planning Commission makes the following findings..." which includes that the development be more attractive and pleasant than a conventional development. He does not feel this PUD would be better. He lives along the hollow and does not want the public to have unlimited access to his property, which is in essence what the trail would be allowing.

Brian Garlock, 1313 W. 1800 N., expressed frustration that he was not invited to the open house, but would have like to have gone. Although a lot of statistics were provided regarding density of neighboring developments, he feels it's more important to get out and see the surrounding area to get a better feel of how this development does not fit within the community.

Bryce Huff, 780 E. 1475 S., Kaysville, said he has respect for the developers and landowners as he feels it is important to maintain the freedom to develop property that one owns. His concern, however, is that developer has the obligation to make an architectural design of a PUD more pleasant. He feels the proposed homes are still not continuous with the surrounding area and does

not like that the community still has no understanding of what the large home styles will be along Rigby Rd. He feels that Farmington is being pressured by developers to put in many more high density developments, which would be appropriately located in a more congruent area.

Brian Diewart, 1444 Cheever Ln., is concerned that just north of the development, Rigby Rd. is much wider, but then significantly narrows as it enters the subdivision. He provided pictures of the “Chapel Park” development, which emphasized his concerns of lack of sidewalks and the monotony of the community. He is grateful this property will be developed someday and hopes the property owners, developers and residents can all win with something that works for everyone.

Mark Chamberlain, 923 Doris Pl., Kaysville, lives on the corner of Main St. and Rigby Rd. He feels the development has come a long way, but feels there is more work to be done. He expressed concerns with the increase of traffic along Main St. and Rigby Rd. as it is difficult already to make a turn as well as concerns with Rigby Rd. becoming a thoroughfare down to Shepard Ln. He would like to honor the original Mr. Tanner’s vision of what this property would become, which would include a significant amount of open space.

Peter and Rosemary Iles, 1247 Haight Creek Dr., Kaysville. Mrs. Iles explained her father was a Rigby and her mother was Mary Margaret. They decided to sell property to Ivory Homes because they agreed to build large lots and beautiful homes which is what makes Farmington so wonderful. Mr. Iles expressed frustration that his previous concerns were not addressed in the summary of comments presented by staff. This includes the impact on the school system, public safety resources (development is closer to Kaysville police and fire departments, where would the burden be placed?) and the environmental impact, especially if public access is allowed along the hollow.

Sam Paget, 1328 W. Sweetwater Ln., appreciates the improvements the developer has made, specifically along 1800 N. He feels that although the developer is graciously giving the community the walkway and the trail along the creek, these can’t be developed due to the easements/stipulations surrounding the underlying pipeline. He also clarified that the lot sizes within Oakridge Village are larger than indicated on the handout provided by the developer. He feels this plan does not fit the area and would like to see something that is more consistent with the General Plan.

Jared Edgmon, 947 Mary Margaret Dr., Kaysville, said he moved to this home 3 months ago, but would not have done so had he seen the plans for this development. He referenced Section 11-27-070 (b) which states the PUD will not create a detriment to surrounding neighbors. He feels removing sidewalks, in an effort by the developer to maximize profits, creates a significant detriment to the surrounding community. As a result, he feels the Commission is required to reject the proposed plan.

Chris Roybal, 1267 W. 1875 N., lives on a one acre lot directly across the street from this development. He emphasized **David Petersen’s** comment that with regards to a PUD, the developer is required to give something back to the community in exchange for higher density. Since the developer could not develop on the pipeline or on the creek bed, the only thing the developer would be “giving back” is the buffer along 1800 N. He feels the developer needs to give something else to fully qualify for a PUD. He is also concerned with the increase in traffic and the density of the development. He would like to see a development closer to 60 units that has significant open space to give back to the community in addition to the buffer along 1800 N.

Larry Coates, 1372 W. Sweetwater Ln., clarified that “senior adults” create just as much traffic as any others contrary to the developer’s comment that “senior adult” residents don’t

generate as much traffic. Now that he and many of his neighbors are retired, traffic flow has significantly increased with the flexibility to go many more places and the amount of family that is coming and going.

Kristy McRoberts, 1417 Haight Creek Dr., Kaysville, said her yard goes down to Haight Creek and is uncomfortable with a trail along it. She does not want the public walking through her backyard, especially because she cannot fence her yard. She also does not feel the homes of this development will fit with the homes in her neighborhood.

Wayne Korth, 785 E. 1475 S., Kaysville, loves his private access to the hollow. He is against putting a trail along the hollow as it will take away from the privacy of his yard.

Brandon Ross, 1507 Haight Creek Dr., Kaysville, said he lives along the hollow, but he paid a premium to do so. He feels opening the hollow to the public will drop the premium of his property and will be an overall detriment to the community.

David Chidester, 1644 St. Andrews Dr., said he currently lives in an area with smaller lots. Based on the Master Plan, he has been waiting for this area to become available because he is ready to move into a bigger home on a bigger lot. Since Farmington does not have anything like that coming available, he knows many people like himself that are moving to other cities. He would like to see a development that has more variety as he feels that is what is called for by the Master Plan.

Maren Paget, 1328 W. Sweetwater Ln., is frustrated that still only 35 of the 80 lots are 10,000 square feet. She feels everyone envisions Farmington as a city with conventional homes. She feels the surrounding area has its share of higher density housing already and also believes the hollow is better maintained by individual property owners.

Jeff Clark, 1771 N. 1500 W., lives across from the development and his family owns approximately 20 acres of property in Farmington. He expressed frustration that the developers are trying to get the most out of what they can in a development. He does not feel the City should “make a deal” and go with a PUD over a conventional subdivision. He stated he is uneasy about a project when the developer doesn’t even have room for something as basic as sidewalks.

Benjamin Shaw, 1642 Stayner Dr., is also concerned about the development not having sidewalks and the high density. He does not feel the development would be a benefit to the surrounding area.

Trevor Manser, 551 E. 1400 S., Kaysville, is excited about the sidewalk along 1800 N., but is very upset with the lack of sidewalks within the community. He would like to see large lots throughout the entire development.

Bob Murri closed the public hearing at 10:39 p.m.

Brad Frost clarified sidewalks will be along Rigby Rd., which is a standard size road although Farmington roads are smaller than Kaysville. The pipeline is developable; the easements are the same through the Montibella development. The smallest lots are 6,500 square feet up to 14,000 square feet, not 5,000 square feet as referenced in many public comments. He also reiterated that they are willing to look at adding sidewalks to the development.

Greg Bell, 744 Eagle Way, Fruit Heights, is the former Mayor of Farmington, Utah's former Lieutenant Governor and that Brad Frost is his nephew. He said property owners do have a right to develop their property, however, they do want something that is consistent with the neighbors to avoid any negative impacts it could have on the community. He said the former City Manager Max Forbush always said "development brings opportunity." This development is an opportunity to improve 1800 N. as it is in great need of repairs and improvements. As for Rigby Rd., he expressed that it is a legitimate concern as to whether or not it will become a thoroughfare for traffic; it will be adequately reviewed. He provided a brief background around the 750 acres of Buffalo Ranches being developed. Instead of requiring large lots that many people would not adequately maintain, the City allowed the developer to aggregate lot sizes, allowing for a variety of small to large lots. This is what Ovation Homes is trying to do; currently, the average lot size is 12,750 square feet. As for the concerns regarding the sidewalks, he pushed the Commission to have the developers work something out. The developer has taken all aspects into great consideration to make a quality development that is consistent with the surrounding area.

David Petersen suggested the Commissioners may want to consider gathering all information presented and carry the item until another evening the following week. It would be the only item discussed; the public could come listen to the discussion. That would also give the Commissioners a chance to listen to the City's traffic engineer and to measure the distance of the hollow. After a brief discussion, the Commissioners agreed to continue the item's discussion and not postpone it to a later date.

Mack McDonald wanted to know if staff is ok with the flag lot, lot 53 and wondered if flag lots ever appear in newer developments. **David Petersen** said it does meet the flag lot standard and is allowed under the ordinance. Flag lots still appear in many new developments. **Mack McDonald** would like to see some kind of community amenity to help develop a sense of community. He agrees with many of the public comments that the east side of the development feels too dense and the need for sidewalks. He would also like to know more about what would go into developing a trail for the hollow to make it usable.

Rebecca Wayment feels the current development is split into two communities, one with bigger lots and the other with smaller. Also, she mentioned that a similar project was recently before the Commission; the Commission required sidewalks be put into the development and she would like to see the same thing happen with this development. She is concerned that Rigby Rd could become a major thoroughfare; she would like the City's traffic engineer to review what the impact would be to the community.

Michael Nilson said the Planning Commission is governed by Section 11-27-070 as this is a PUD. He walked through each standard and provided his opinion. He concluded he feels that this development is not better than a conventional subdivision. He would like every street to have a landscaped parking strip and sidewalk which may result in a lower density, but it may make the community happier.

Kris Kaufman asked the applicants who the developer will be for the non-senior living/larger lot portion of the development and if those homes will be governed by the HOA. The applicants would rather not disclose the developer at this time, but it is a local developer for higher end homes. As for the HOA, the large lot homes will be governed under a separate section of the HOA, with the major difference being how much they contribute each month to the HOA. The large lot homes along Haight Creek will not have a restriction on the number of occupants living within the home.

Kris Kaufman also wanted further clarification on concerns with a trail neighboring private property and wondered if the City will be maintaining the public portion of the trail. **David Petersen** explained exact details are still being worked out as to who will maintain the trail, but continued that there are many trails along private property within the City. He said many residents have expressed concerns in the past about potential “activities” or safety concerns with the trails along private property, but the police and trails commission have never had anything come to fruition.

Kris Kaufman continued that he is still undecided on the development as he feels many of the residents’ concerns did not persuade him to deny it. Per the yield plan, the developer has the property right to develop 67 lots under a conventional subdivision with no restrictions on the number of occupants living in the homes. Currently, the developer is requesting an additional 13 lots with the number of occupants restricted. Under a conventional subdivision, he is not persuaded that traffic will be less, the impact on schools will be less, and the animal population will be higher. His biggest concerns are the sidewalks, the monotony of the development and the standards applied to the PUD. He is also unsure on what is best as to the preservation of the hollow, whether it is best to open it to the public or to keep it as private property. **Kris Kaufman** asked the best way to pass a motion on it, approve the recommendation to City Council with conditions or deny it so the developer creates a new plan. **David Petersen** said it can be done either way.

Brett Anderson asked if the corridor preservation limit could ever be amended based on a current use to allow for a possible traffic light at the Main St. and 1875 N. intersection. **David Petersen** said he did not know.

If the applicant chose to pull his application and return with a conventional subdivision, **Brett Anderson** asked what requirements the Commission holds the developer to as far as open space. **David Petersen** said under a conservation subdivision, lot sizes begin at 10,000 square feet with a 15% requirement for open space which includes a 10% density bonus bump for that open space. The PUD allows the flexibility with lots sizes and widths to allow for different types of home sizes. Also, under a conservation subdivision, garages have restriction to ensure they are not protruding out but remain at least flush with the rest of the home. **Brett Anderson** also clarified that under a conventional subdivision, all 1800 N. treatments and improvements may be lost. **David Petersen** also added the Commission has a lot more “say” in a PUD than a conventional subdivision.

Brett Anderson also feels traffic is a wash compared to a conventional subdivision. **David Petersen** added that a recent traffic study on a similarly proposed development showed local roads are able to handle up to 5,000 trips per day; he feels 1800 N. may still be at an adequate level of service from a traffic engineer standpoint.

Brett Anderson provided his opinions on the PUD standards under Section 11-27-070. He would like to see less monotony within the development and better compensation in the means of increased amenities or more open space.

Bob Murri thanked the public for providing input to ensure the best development will be going into the area. He agreed that sidewalks need to be included and is also concerned that Rigby Rd. could become a thoroughfare. He is appreciative of the changes the developer has already made, especially with the improvements along 1800 N. He would like to see a few more changes take place.

Commissioners agreed that they would like to see changes made before they recommend approval of the plans to the City Council instead of approving based on specific conditions. After a discussion with staff, the developer and the Commission, the Commission agreed to provide specific

suggestions as to what changes need to be made to the plans (if the developer chooses to do so) in the motion as well as move the date of the next Planning Commission meeting up to December 5, 2013 to allow enough time for the applicant to make the City Council meeting on December 17, 2013.

A motion was proposed, but was struck down as Commissioners had differing opinions on the specific changes the developer needs to make to the plan. The following motion passed.

Motion for Item #6:

Brett Anderson made a motion that the Planning Commission table this item for Schematic Plan approval and LR designation until the Dec 5, 2013 Planning Commission meeting to allow time, if the developer so chooses, for the following revisions to the developmental plans:

1. Sidewalks throughout the entire development;
2. Parking strips and trees throughout the development;
3. Right size lots along the periphery of the northeast corner and 1800 N.;
4. Improve the monotony of the development by better home designs.

Michael Nilson seconded it. The following Commissioners approved the motion: Mack McDonald, Michael Nilson, Kris Kaufman and Brett Anderson; Commissioner Rebecca Wayment denied it.

ZONE TEXT CHANGE APPLICATION

Item #9. Farmington City (Public Hearing) – Applicant is requesting the following amendments to the Zoning and Subdivision Ordinances (ZT-9-13 and ZT-8-93):

1. Clarifying direct access (driveway) standards of building lots in Section 11-32-106(1)(e);
2. Modifying correctional/detention facilities, drug or alcohol rehabilitation facilities, etc. as a “not permitted” use in Section 11-18-105;
3. Removing all residential uses in the Office Mixed Use District (OMU) in Section 11-18-105;
4. Changing the City’s local street cross-section standard in Section 12-7-040;
5. Reconsidering PUDs as a conditional use in Section 11-27-030 and appropriate zone districts where PUDs may be allowed and other chapter references related thereto;
6. Adding an historic preservation standard in lieu of the 10% common open space requirement for PUDs in 11-27-120(g);
7. Amending Sections 11-30-105(7)(e) and 11-32-106(1)(d) regarding driveway slope;
8. Deleting the word “minimum” in Section 11-28-070;
9. Providing a “rear of dwelling” standard for accessory buildings in 11-11-060(a);
10. Amending Section 11-28-230 of the Zoning Ordinance to require performance bonds for demolitions (ZT-9-13).

Bob Murri opened the public hearing at 12:24 a.m.

No comments were received.

Bob Murri ended the public hearing at 12:24 a.m. for this meeting, but continued it until the next meeting on December 5, 2013.

Motion:

Michael Nilson made a motion that the Planning Commission continue this item to the December 5, 2013 meeting. **Mack McDonald** seconded it which was unanimously approved.

ADJOURNMENT

Motion:

At 12:24 a.m., **Michael Nilson** made a motion to adjourn the meeting which was unanimously approved.

Bob Murri, Chairman
Farmington City Planning Commission

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss the Olson Property and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of Farmington City will hold a regular City Council meeting on **Tuesday, November 19, 2013, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Executive Summary for Planning Commission held October 24, 2013

PRESENTATIONS:

7:10 Introduction of Chad Boshell, City Engineer

7:15 Presentation of Award for "Certified Business Licensing Official" to Shannon Harper

PUBLIC HEARINGS:

7:20 Silver Leaf Schematic Plan – Jeppson Property

7:40 Annexation of Tanner Property

7:50 Villa Susanna Preliminary (PUD) Master Plan

8:00 Old City Shop Site Rezone Located at 42 North 650 West to "BP"

8:10 Disposal of Surplus Property located at 42 North 650 West

PETITIONS AND REQUESTS:

8:20 Eastwood Cove Final Plat and Development Agreement

8:30 Clark Lane 36" Storm Drain Crossing

SUMMARY ACTION:

8:40 Minute Motion Approving Summary Action List

1. Approval of Minutes from October 29, 2013
2. Proposed Hunters Creek Open Space Conservation Easement
3. Proposed Jeppson Annexation
4. Kloberdanz Plat Amendment Proposal for The Grove

CONSIDERATION OF ORDINANCE/RESOLUTION/AGREEMENTS

8:45 Resolution Approving the form of the Lease/Purchase Agreement with Zions First National Bank, Salt Lake City, Utah and Authorizing the Execution and Delivery thereof.

GOVERNING BODY REPORTS:

9:00 City Manager Report

1. Kestrel Bay Storm Drainage Proposal
2. City Council Orientation – December 4th
3. Farmington Canyon Road Closed November 1st

9:15 Mayor Harbertson & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session for potential sale of property and litigation.

DATED this 14th day of November, 2013.

FARMINGTON CITY CORPORATION

By: Holly Gadd
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.



Planning Commission Staff Report December 5, 2013

Item 4: Preliminary (PUD) Master Plan and Schematic Plan for Cottages at Rigby Road, and Related Zone Designation

Public Hearing:	Yes
Application No.:	S-15-13; A-2-13
Property Address:	Approx. 1800 North and 1350 West
General Plan Designation:	LDR (Low Density Residential) and "PPR" (Public/Private Recreation Open Space and/or Parks Very Low Density)
Zoning Designation:	Request: LR
Area:	23.24 Acres
Number of Lots:	80 Lots
Property Owner:	Tanner Trading Co.
Applicant:	Norman L. Frost/Ovation Homes

Request: Applicant is requesting a recommendation/approval for Preliminary (PUD) Master Plan and Schematic Plan approval for the Cottages at Rigby Road PUD and a recommendation for an LR zone designation related thereto.

Background Information

By resolution, the Farmington City Council on October 1, 2013, accepted a petition for study from the applicant to annex the subject property referenced above. As per City policy, if a sponsor of an annexation petition does not request a specific zone designation, the subject property will receive the zone designation of A (Agriculture) upon annexation into the City. However, the applicant is requesting a zone designation of LR-PUD (Large Residential Planned Unit Development) and Preliminary (PUD) Master Plan and schematic plan approval for a residential subdivision. As part of the process, the Planning Commission is charged with the task of providing approval/recommendation to the City Council regarding this request.

The Haight Creek draw runs along the western portion of the property. Gas lines traverse the property running north to south separating the easterly 6 acres from the remaining property located west of the gas lines. The applicant is proposing 26 larger lots (over 10,000 s.f. in size) near the Haight Creek side of the property, and along the northern and southern boundaries of the project. The remaining 51 lots range in size from 6,420-10,000 s.f. The developer also proposes to establish an HOA for the PUD to maintain much of the yard area for the single family homes.

The applicant received comments from the City's Development Review Committee (DRC). The DRC consists of representatives from the City Public Works, Community Development, and Fire Departments, the City Engineer, Central Davis Sewer District (CSDS), and Benchland Water. Members of the DRC stated (among other things) the following:

1. Provide a storm water detention per the Farmington City Storm Drain Master Plan.
2. A model showing pipe size, slope and capacity of the new sanitary sewer line must be approved, and vacating the existing sewer easement must receive board approval [note: a major sewer trunk line crosses the property].

The applicant addressed many of the concerns of the DRC since the October 24th meeting. The storm-water detention basin may alter the layout of the proposed PUD, and/or modify the number of lots proposed.

First PC Review, October 24, 2013

The Planning Commission recommended that the City Council deny the applicant's request for an LR zone and schematic plan approval, which included 64 lots and a 150 bed assisted living facility, and established the following findings:

1. The proposed 3.63 units/acre in the single family portions of the plan are too high. The General Plan LDR (Low Density Residential) designation, coupled with the "PPR" (Public/Private Recreation Open Space and/or Parks Very Low Density) along Haight Creek, dictates an overall lower density than what is requested by the developer.
2. The LDR designation may allow up to 4 dwelling units/per acre. But lots sizes of 10,000 to 20,000 square feet are also recommended. The smaller lots in the middle of the project do not comply with these sizes.
3. The LDR designation does not anticipate large assisted living facilities.

Second PC Review, November 14, 2013

The developer revised the schematic plan portion of the request by eliminating the assisted living concept and by increasing the number of residential lots to 80. Furthermore, the applicant modified his schematic plan to include no houses with frontages along 1800 North, he added usable and public open-space, and he made the lot sizes larger throughout the development.

The Planning Commission tabled action to allow time for the developer to revise the plans as follows:

1. Sidewalks throughout the entire development;
2. Parking strips and trees throughout the development;
3. Right size lots along the periphery of the northeast corner and 1800 N.;
4. Improve the monotony of the development by better home designs.

Analysis now accompanying this staff report, December 5, 2013 (Third PC Review)

Regarding items 1 and 2, required by the Commission as part of its second review, the developer provided sidewalks and park strips, but not throughout the entire development (see attached plans);

and he provided 10,000 s.f. lots in the northeast corner and along 1800 north as directed thereby dropping the total number of lots from 80 to 77; and he updated the outside elevations of the home designs (see enclosed building elevations).

Additionally, the applicant started the PUD process by submitting a Preliminary (PUD) Master Plan for consideration by the Planning Commission. As such, a more thorough analysis of standards in Chapter 27 of the Zoning Ordinance is presented in this staff report. The Commission shall review the application for approval of a Planned Unit Development designation and the Preliminary (PUD) Master Plan at a public hearing. The Planning Commission shall either approve the application and plan as presented, approve it subject to certain conditions, table the application pending receipt of required materials, data, studies and information, or disapprove it. Specifically, the Planning Commission must find in the affirmative that the application meets the criteria in subparagraphs (a) through (e) of Section 11-27-070 set forth in *italics* below. [Note: staff comments follow each the sub paragraphs].

(a) That the proposed layout will provide a more pleasant and attractive living environment than a conventional development established under the strict applications of the provisions of the underlying zones. The Planning Commission shall consider the architectural design of the buildings and their relationship on the site and their relationship to development beyond the boundaries of the proposed Planned Unit Development. The Planning Commission shall consider the landscaping and screening as related to the several uses within the proposed Planned Unit Development and as a means of its integration into its surroundings.

Three conventional permitted subdivision alternatives exist in the LR zone (one in Chapter 11 of the Zoning Ordinance, and two in Chapter 12 regarding conservation subdivisions). The proposed PUD layout results in more dwellings than the three permitted alternatives, and less open space than the two permitted alternatives in Chapter 12 (see attached tables).

Regarding street side treatments, sidewalks are required in permitted subdivisions; meanwhile, some of the streets proposed by the applicant do not have sidewalks on one side of the right-of-way. Moreover, the applicant is proposing street trees, but these are also required in conventional subdivisions pursuant to Chapter 42 of the Zoning Ordinance titled "Urban Forestry". Under a PUD the City may require developers to meet landscaping and maintenance standards. However, conservation subdivisions also have maintenance and landscaping standards that must be followed.

Greater architectural standards may be required for PUD's, but some architectural standards also exist for conversation subdivisions.

(b) That the proposed Planned Unit Development will create no detriment to property adjacent to the Planned Unit Development and to this end the Planning Commission may require that the uses of least intensity or greatest compatibility be arranged around the boundaries of the project. The Planning Commission may require that yard and height requirements for the adjacent zone apply on the periphery of the Planned Unit Development.

The applicant is providing sidewalks, but in some cases is only proposing a sidewalk on one side of the street. This same type of flexibility is possible in conventional permitted subdivisions as per Section 12-8-100 of the Subdivision Ordinance. Regarding other standards referenced in sub-paragraph (b), the City cannot require that a developer apply these standards to the same degree in conventional subdivisions as compared to PUDs.

(c) That the proposed Planned Unit Development will provide more efficient use of the land and more usable open space than a conventional development permitted in the underlying zone. The Planning Commission shall consider the residential density of the proposed development and its distribution.

The proposed PUD provides less open space than is provided in 2 of the 3 conventional alternatives or 4.09 acres compared to 4.862 acres and 5.883 acres respectively. The proposed PUD also creates greater residential density than the conservation subdivision alternatives—3.31 d.u./acre (77 lots) versus 2.99 d.u./acre (67 lots) or 3.14 d.u./acre (73 lots).

(d) That the increased density allowed within the Planned Unit Development will be compensated by better site design and by the provision of increased amenities, common open space, and recreational facilities. To insure this requirement is achieved, site plans and other plans should be prepared by design professionals.

The increased residential density of the proposed PUD is more than the density of 2 of the 3 alternatives allowed conventionally, but may not significantly compensate in other ways. It provides a trail and a landscape buffer along 1800 North and the Montebella Subdivision, but the conservation subdivisions may do the same.

(e) That any variation allowed from the development standards of the underlying zone will not increase hazards to the health, safety, or general welfare of the residents of the proposed Planned Unit Development. Based on its action on the Preliminary (PUD) Master Plan, the Planning Commission shall make recommendations to the City Council. A recommendation for approval of the Preliminary (PUD) Master Plan shall also include a list of recommendations for deviation from the requirements of the underlying zone requirements.

See recommendations below.

Suggested Alternative Motions:

- A. Move that the Planning Commission recommend that the City Council deny the Preliminary (PUD) Master Plan and the schematic plan and requested zone designation related thereto.

Findings:

(1) The proposed layout does provide a more pleasant and attractive living environment than a conventional development established under the strict applications of the provisions of the LR zone because it results in more dwellings but in 2 of the conventional permitted alternatives it provides less open space. Sidewalks are required in conventional subdivisions; meanwhile, some of the streets proposed by the applicant do not have sidewalks. Moreover, the applicant is proposing street trees, but these are also required in conventional subdivisions. Under a PUD the City may require developers to meet landscaping and maintenance standards. However, conservation subdivisions also have maintenance and landscaping standards that must be followed. Greater architectural standards may be required in PUDs; however, some architectural standards also exist in conversation subdivisions.

(2) That the proposed Planned Unit Development does not provide more efficient use of the land and more usable open space than a conventional development in the LR zone. The proposed PUD provides less usable open space than is provided in 2 of the 3 conventional permitted alternatives.

(3) The density of the proposed PUD is more than the density allowed in 2 of the 3 alternatives allowed conventionally, but the plan does not significantly compensate for this increased density in other ways more than a permitted conservation subdivision alternative.

OR

B. Move that the Planning Commission recommend an LR Zone Designation, but only recommend schematic plan approval for a permitted conservation subdivision alternative, and disapprove or not recommend a PUD or a Preliminary (PUD) Master Plan. The motion shall be subject to the following:

1. The applicant must provide a conservation subdivision layout as per Chapter 12 of the Zoning Ordinance.
2. The total number of lots shall not exceed 67 under conservation subdivision Option 1 or 73 under conservation subdivision option 2.
3. The open space requirement for option 1 shall be 4.882 acres (or 5.883 acres for option 2) unless the City grants a waiver pursuant to Section 11-12-065.
4. House plans shall be re-designed to fit the 60' wide lots or the City must approve a zone text amendment to reduce the side setback required for these lots.
5. The plan must be updated to show a detention basin.

Findings:

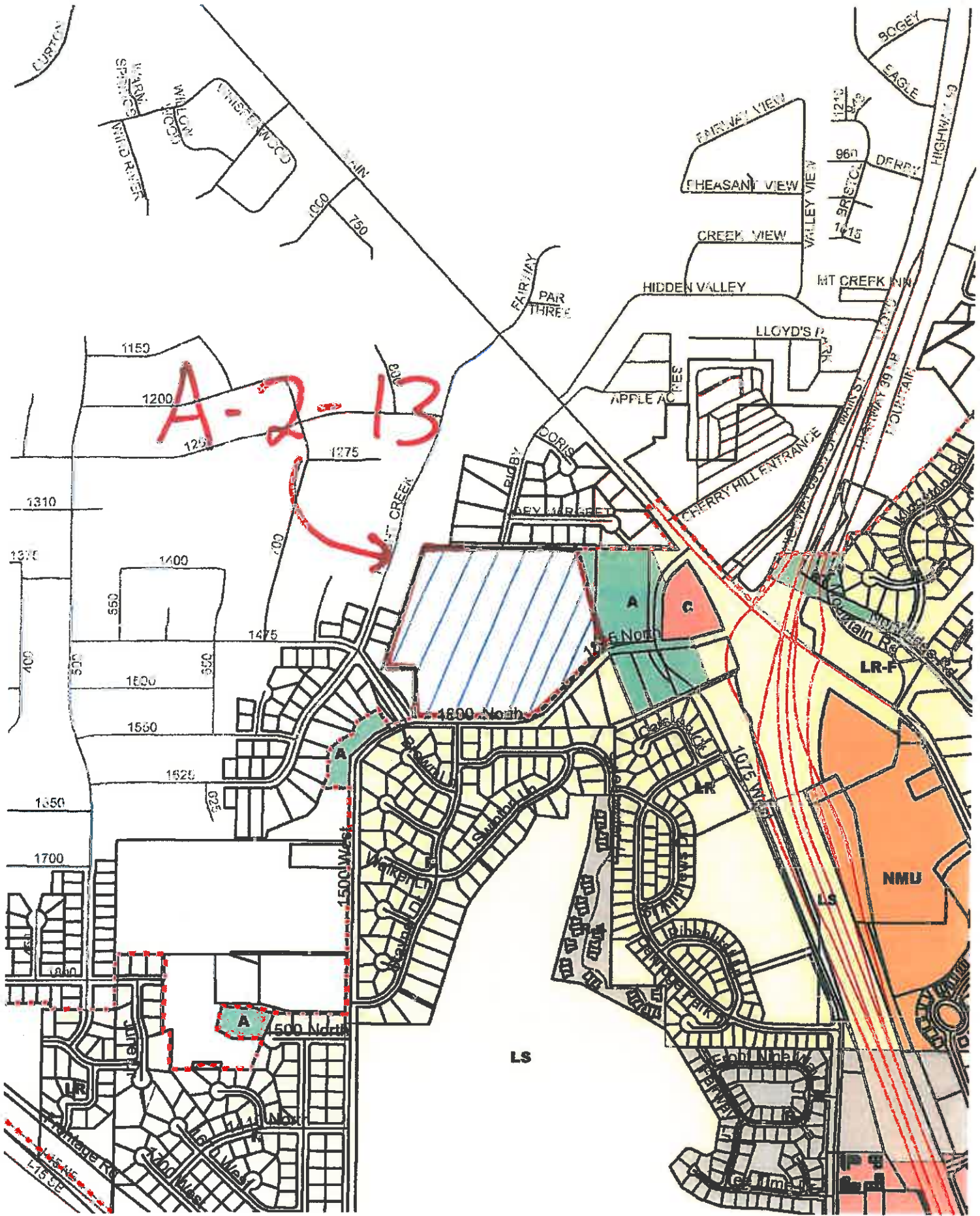
1. The Haight Creek draw shall be preserved for future generations, and is consistent with the PPR designation of the General Plan.
2. 1800 North Street shall be landscaped and retain its rural character.
3. Larger lots shall be situated on the periphery of the project providing an acceptable transition to adjacent neighborhoods.
4. The overall layout follows the low density residential objectives of the General Plan.

Supplemental Information

1. Vicinity map
2. Preliminary (PUD) Master Plan and Schematic plan
3. Open Space and Density tables
4. Proposed building elevations and photographs
5. Area density map of selected developments
6. Yield Plan
7. Traffic letter from Reeve and Associates, Inc., dated 11-11-13.

Applicable Ordinances

1. Title 12, Chapter 3 – Schematic Plan
2. Title 11, Chapter 11—Low Density Residential
3. Title 12, Chapter 12---Conservation Subdivision Development Standards
4. Title 11, Chapter 27—Planned Unit Developments



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Contractors are to be approved by local building authorities. Item #1417492000

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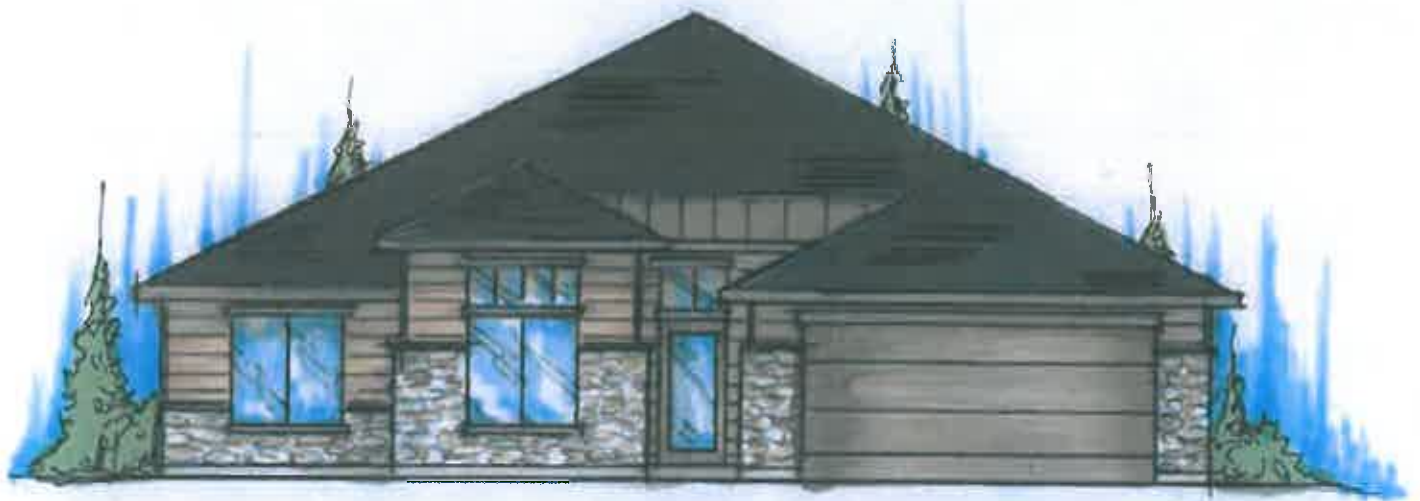
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Tanner Property Comparative Summary, December 2, 2013
 Ovation Homes (Application #'s S-15-13 and A-2-13)
 LR Zone (Large Residential)

Land in acres						
Total Land Area	Conservation or Open Space Land	Total % Conservation or Open Space	Lot Size Typical	Lot Size Minimum	Total Lots Possible	DU/ Acre

Permitted Alternatives (land areas in acres)

Base (Chapter 11)	23.24	0	0	n/a	20,000	40	1.72
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Conservation Subdivision (Chapter 12)

Yield Plan	23.24	n/a	n/a	n/a	10,000	67	2.88
Option 1	23.24	4.862	21%	9,000	7,500	67	2.88
Option 2	23.24	5.883	25%	7,727	6,500	73	3.14

Discretionary Alternative (land areas in acres)

Yield Plan	23.24	n/a	n/a	n/a	10,000	67	2.88
PUD (Chapter 27)	23.24	2.324	10%	unknown	unknown	67	2.88

Ovation Bonus Request	23.24	3.486	15%	8,813	6,420	77	3.31
		Actual Proposed					
		4.09	18%				

Tanner Property
Ovation Homes (Application #'s S-15-13 and A-2-13)
LR Zone (Large Residential)

Land in acres	A	B	C	D	E	F	G	H	I	J	K	L	M
	Total Land Area	Constrained Land	(A - B) Unconstrained Land	Unconstrained % Required For Conservation Land	Unconstrained Acreage Required	Total (B + E) Conservation or Open Space Required or Result	Total % Conservation or Open Space Required	Lot Size Typical	Lot Size Minimum	Incentive Multiplier	Lot Bonus	Total Lots Possible	DU/ Acre

Permitted Alternatives (land areas in acres)

Base (Chapter 11)	23.24	2.82	20.42	0	0	0	0	n/a	20,000	n/a	n/a	40	1.72
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Conservation Subdivision (Chapter 12)

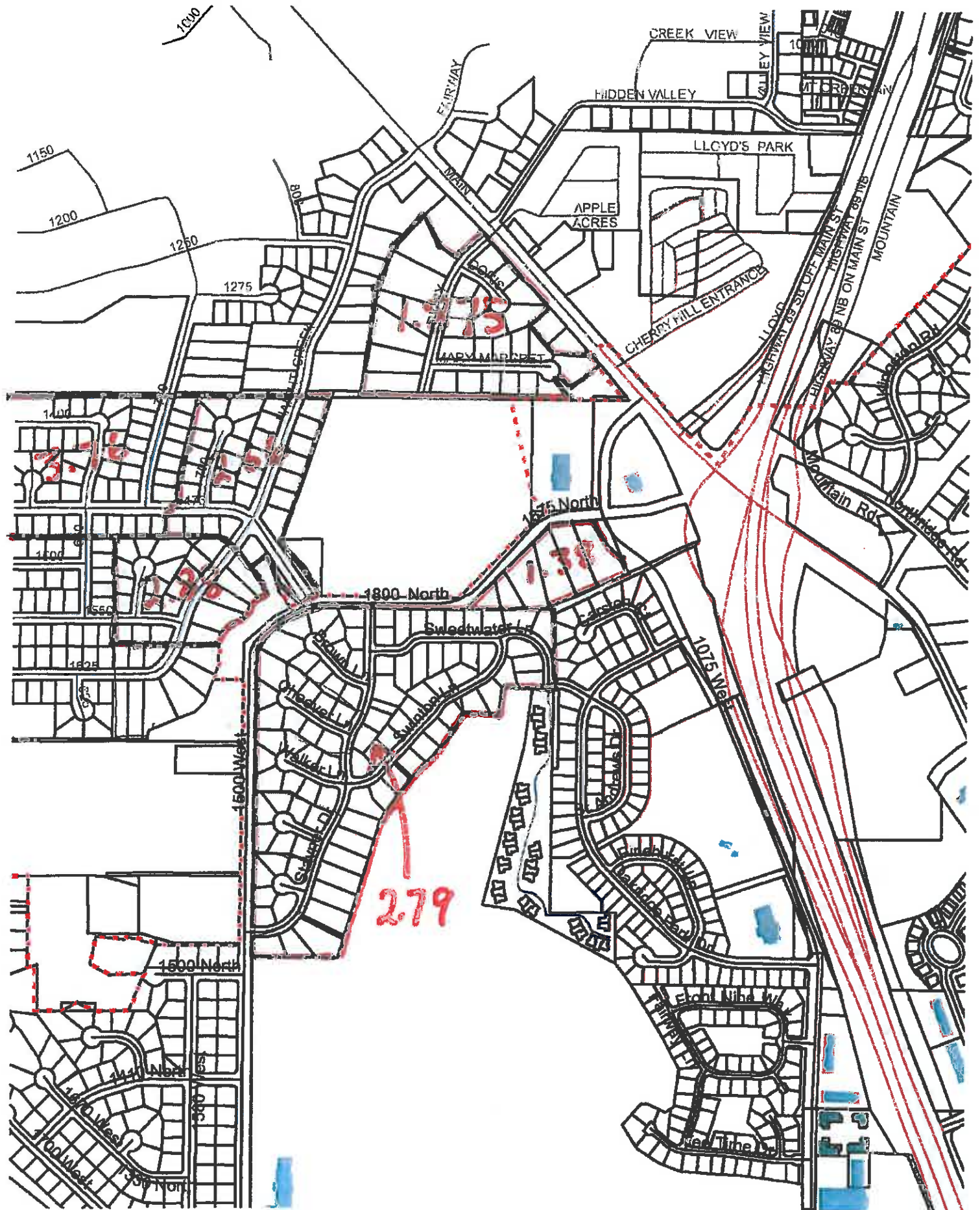
Yield Plan	23.24	2.82	20.42	n/a	n/a	n/a	n/a	n/a	10,000	n/a	n/a	67	2.88
Option 1	23.24	2.82	20.42	10%	2.042	4.862	21%	3,000	7,500	0%	0	67	2.88
Option 2	23.24	2.82	20.42	15%	3.063	5.883	25%	7,727	6,500	10%	6.7	73	3.14

Discretionary Alternative (land areas in acres)

Yield Plan	23.24	2.82	20.42	n/a	n/a	n/a	n/a	n/a	10,000	n/a	n/a	67	2.88
PUD (Chapter 27)	23.24	n/a	n/a	n/a	n/a	2.324	10%	unknown	unknown	0%	0	67	2.88

Ovation

Bonus Request	23.24	n/a	n/a	n/a	n/a	3.486	15%	8,813	6,420	15%	10.05	77	3.31
						Actual Proposed							
						4.09	18%						



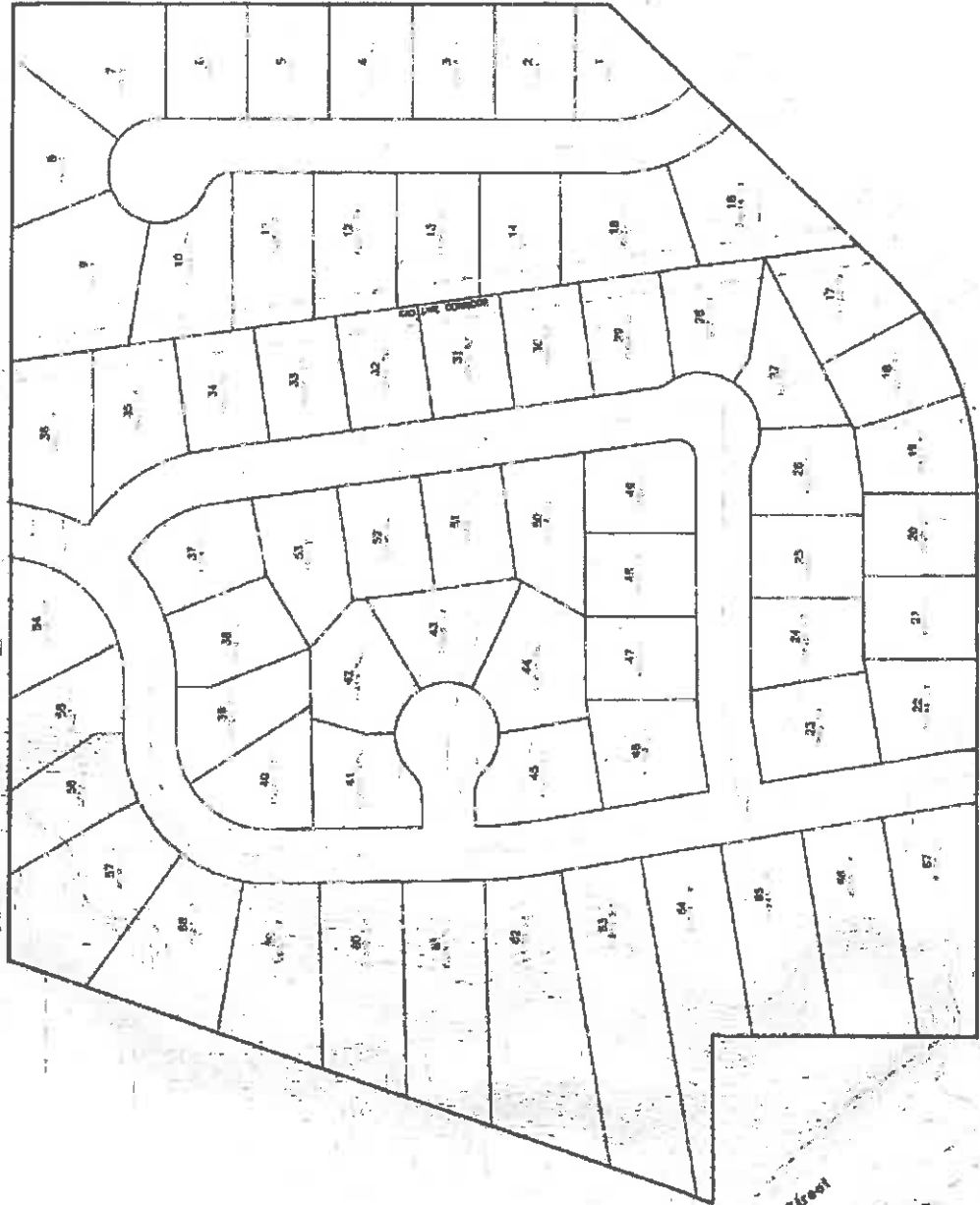
Yield Plan

Mary Margaret Drive (1300 South)

Ribby Road



Vicinity Map



1475 South Street

1475 South Street

Reeve & Associates, Inc.



November 11, 2013

Farmington City
Community Development
160 S. Main
Farmington, UT 84025

RE: The Cottages at Rigby Road

Dear Farmington City:

At the request of our client Ovation Homes, we are submitting to you this letter on the traffic feasibility on 'The Cottages at Rigby Road' which is a residential development on the north east corner of 1800 North and Stayner Dr. in Farmington, UT. The proposed development will include 58 Senior Adult Housing and 22 Single Family Housing.

A traffic generation and impact analysis was conducted, using the ITE Trip Generation 7th Addition manual. The proposed residential development will generate 426 daily trips to the neighborhood.

<i>Single Family – Detached Housing (ITE Figure 251 & 10)</i>						
<i>Dwelling Units</i>	<i>AM Trips/Dwelling</i>	<i>AM Trips</i>	<i>PM Trips/Dwelling</i>	<i>PM Trips</i>	<i>Daily Trips/Dwelling</i>	<i>Daily Trips</i>
<i>58</i>	<i>0.20</i>	<i>12</i>	<i>0.26</i>	<i>15</i>	<i>3.71</i>	<i>215</i>
<i>22</i>	<i>0.77</i>	<i>17</i>	<i>1.02</i>	<i>22</i>	<i>9.57</i>	<i>211</i>
<i>TOTALS</i>						
<i>80</i>	<i>-</i>	<i>29</i>	<i>-</i>	<i>37</i>	<i>-</i>	<i>426</i>

Level of service (LOS) is a system of values used to designate the service provided to the public. In the case of traffic operations, LOS refers to the ability of vehicles to travel through the circulation system with a measured amount of delay or speed. According to the 2000 Highway Capacity Manual, the official definition of LOS is: *A qualitative measure describing operational conditions within a traffic stream, based on service measures such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, and convenience.*

As can be seen, decreasing the LOS to a roadway is not done merely by adding a few additional trips to the roadway, but by the conditions of the surrounding area. The Highway

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Reeve & Associates, Inc.



Capacity Manual states that improvements are needed to the roadway systems once the LOS is negatively impacted to a point where the operations are at capacity. Operations at this level are volatile, there being virtually no useable gaps in the traffic stream.

Additionally, the proposed development would connect Rigby Rd. to Stayner Dr. giving another option for residents to access SR-273 (Main Street). By providing another access to Main Street, it will reduce any potential bind in traffic at 775 East/Main (Signalized Intersection), Rigby/Main St (Unsignalized) and 1075 West/Main St (Unsignalized). Therefore, this alternate option to access Main Street to residents in this area will not degrade the flow of traffic, safety, or delay of traffic in the surrounding area.

A design aspect that has been taken into consideration with this development is the horizontal sight distance along 1800 North with the proposed access road. The proposed roadway has been designed to be perpendicular to 1800 West to provide the maximum sight distance. The American Association of State Highway Transportation Officials (AASHTO) requires a minimum horizontal sight distance for vehicles turning left to see objects 3.5 feet above the roadway 280 feet with vehicles approaching at 25 mph. For right turns, the minimum horizontal sight distance for vehicles is 240 feet for vehicles approaching at 25 mph.

If you have any questions, or we can be of further assistance, please let us know.

Sincerely,

Nate Reeve, P.E.
Principal Engineer
Reeve & Associates, Inc.

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Planning Commission Staff Report December 5, 2013

Item 5: Preliminary Plat for the Westwood Cove Conservation Subdivision

Public Hearing:	No
Application No.:	S-3-13
Property Address:	650 West Glover Lane
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	4.057 acres
Number of Lots:	7
Property Owner:	Ivory Development LLC
Agent:	Nick Mingo, Ivory Homes

Request: Applicant is requesting preliminary plat approval for the Westwood Cove Conservation Subdivision.

Background Information

The applicant, Ivory Homes, is requesting preliminary plat approval for a 7-lot subdivision on property located at the NW corner of Glover Lane and the 650 West. The subdivision as proposed would consist of seven lots and one parcel on 4.057 acres of property. The underlying zone for this property is an AE zone, on which Ivory Homes is proposing a conservation subdivision which allows smaller lot sizes with an open space provision.

A road stubbing to the property to the north will be built to accommodate future development. There are pipeline easements running through the property, but there is enough buildable area on each lot to accommodate houses being built. The detention basin will be a project improvement because it does not accommodate future development in the area. Future developments will need to construct their own detention that will tie into this detention basin.

The yield plan shows that 6 lots can be constructed. The AE zone requires a minimum lot size of $\frac{1}{2}$ acre. One additional lot and a minimum lot size of 9,000 s.f. can be allowed in a conservation subdivision with a set-aside of 30% of the total area for open space. This open space requirement would be 1.217 acres (53,017 s.f.). The proposed subdivision will have 18,804 s.f. set aside as open space. The Developer is requesting a waiver of the additional 34,203 s.f. of open space in exchange for the construction of a portion of a regional detention basin on the property. Staff determined that the open space that should be provided would not

benefit the City as undeveloped open space. There is already a trail running through this area, and there is no reason for the City to maintain undeveloped open space here. However, there is a need for a regional detention basin. Just compensation for this waiver will need to be determined by the City Manager and approved by the City Council before we can proceed with Preliminary Plat approval.

The Developer is also asking for a waiver of Section 11-12-100 (b) of the Zoning Ordinance which states: "Buffer from Road. All new dwellings shall be arranged and located a minimum of eighty (80) feet from all external roads with a functional classification higher than a local street." Glovers Lane is a Major Collector and 650 West is classified as a Minor Collector. In order to have the lots along Glovers Lane and 650 W, a waiver of this requirement by the City Council is required.

Section 11-12-100 (d) of the Zoning Ordinance states: "Access: Houselots shall be accessed from interior streets, rather than from roads bordering the tract". This provision will have to be waived in order to allow access to lots off of 650 West.

Section 11-12-065 allows for a waiver of any provision of this Chapter by a vote of not less than four (4) members of the City Council. (See full waiver provision in the ordinance)

As part of this subdivision, 7 feet of right-of-way will be dedicated to expand Glovers Lane, and improvements will be installed.

Suggested Motion

Move that the Planning Commission approve the proposed Preliminary Plat for the Westwood Cove Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Manager determines what just compensation is for the waiver of the 34,203 s.f. of open space, and the City Council approves the waiver prior to Final Plat approval;
2. The City Council approves the waiver of Sections 11-12-100 (b) and (d) of the Farmington City Zoning Ordinance;
3. The applicant must dedicate an expansion of the width of Glovers Lane by 7 feet, taking the total right-of-way to 80';
4. Final improvement drawings, including a drainage and grading plan, shall be reviewed and approved by Public Works, City Engineer, Fire Department, Central Davis Sewer District, Weber Basin Water, and the Community Development Department of the City.

Findings for Approval:

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-10-040.
2. The proposed Preliminary Plat shows a dedicated right of way expansion of Glover's Lane by 7' and has street cross sections for both Glover's Lane and 650 West that conform to the City's Development Standards.

Supplemental Information

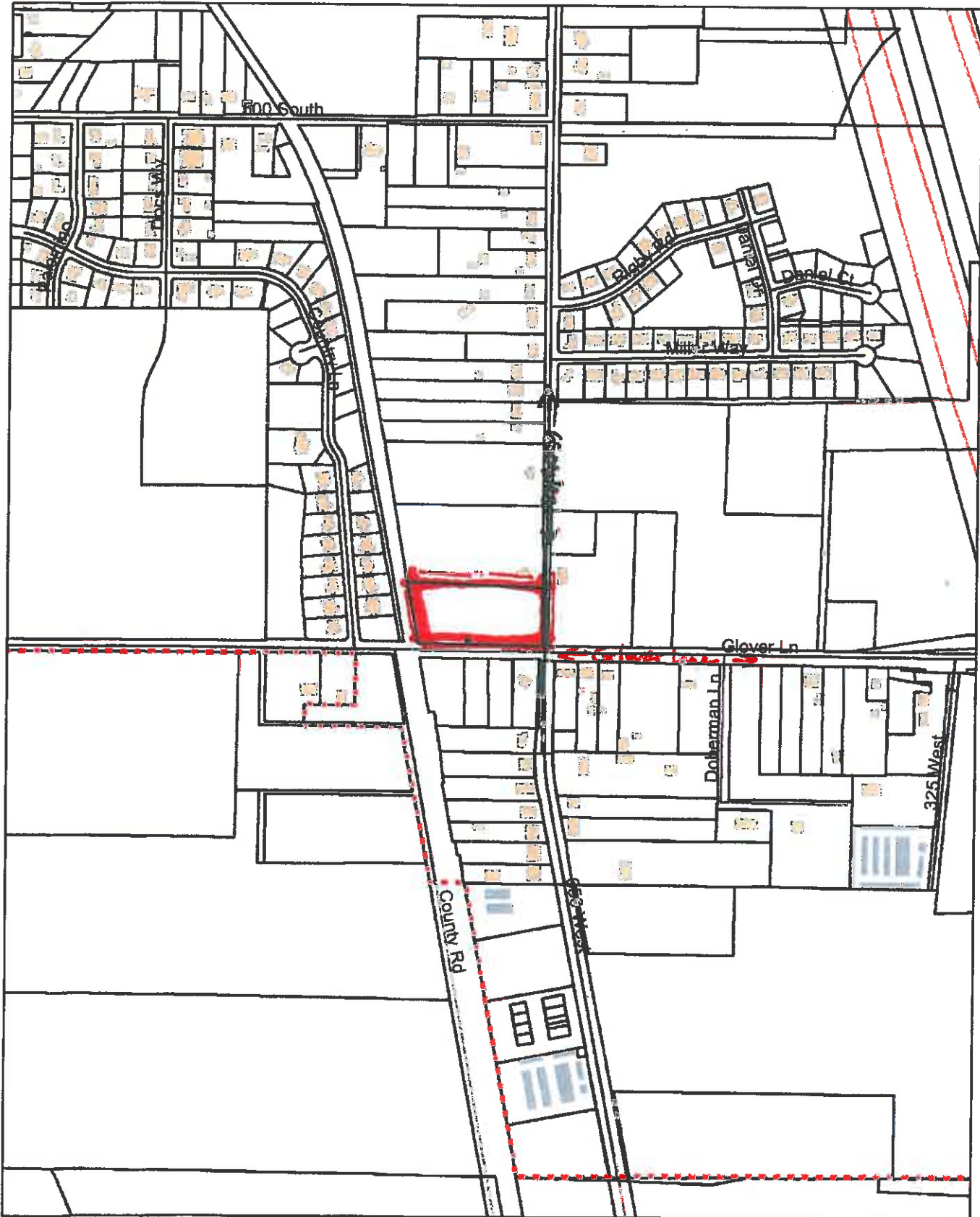
1. Vicinity Map
2. Westwood Cove Conservation Subdivision Preliminary Plat

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 10 – Agricultural Zones
4. Title 11, Chapter 12 – Conservation Subdivision Development Standards



Farmington City





Planning Commission Staff Report December 5, 2013

Item 6: Final Plat and Final (PUD) Master Plan for the Kestrel Bay Townhomes PUD Subdivision

Public Hearing:	No
Application No.:	S-11-12
Property Address:	Approximately 123 West and 620 South
General Plan Designation:	MDR (Medium Density Residential)
Zoning Designation:	R-8 (Multi Family Residential) (PUD)
Area:	.775 acres
Number of Lots:	11 Units
Property Owner:	Leavitt Properties LLC
Agent:	Scott Balling

Request: Applicant is requesting a recommendation for approval of the Final Plat and Final (PUD) Master Plan for the Kestrel Bay Townhomes PUD Subdivision.

Background Information

The applicant, Scott Balling, is requesting Final Plat and Final (PUD) Master Plan approval for a multi-family, 11 unit PUD subdivision consisting of townhomes on property located at approximately 123 West and 620 South. The proposed Final Plat contains a total of 11 units on .775 acres of property. The applicant wishes to build these as townhouses but lease them initially and maintain the potential to sell the units in the future. The underlying zone for this property is an R-8 zone and under a PUD would be allowed up to 15 units per acre. Since it is a PUD, the approval process consists of a Schematic Plan & Preliminary PUD Master Plan, Preliminary Plat and Final Plat & Final PUD Master Plan. Because it is considered multi-family housing, the developer does not receive a bonus of units for additional open space and the maximum he can propose on this property is up to 11 units with the Planning Commission's and City Council's approval.

The Planning Commission approved the Preliminary Plat and Preliminary PUD Master Plan at their April 11, 2013, meeting with the following conditions:

1. The applicant will continue to work with the City and other agencies to address any outstanding issues remaining with regard to the Preliminary Plat/Preliminary PUD Master Plan prior to Final Plat approval;

2. The applicant must come to an agreement with Benchland Water District on secondary water shares/line extension prior to Preliminary Plat approval;
3. All culinary water lines and sewer lines will be private lines within the project property;
4. All recommendations from the City's Landscape Architect consultant will be included in the Preliminary Plat and Final Plat/Final PUD Master Plan landscaping plans;
5. Applicant must receive approvals of the Preliminary Plat from the Planning Commission and Final Plat/Final PUD Master Plan from the City Council to record the proposed subdivision;
6. The applicant will break up the front with additional undulating setbacks of 1-2 units;
7. The applicant will add a window to the 2nd floor bedroom exterior wall;
8. The recycling can will also be stored in the garage;
9. The applicant will work with staff regarding the number and size of trees that were posing problems to the utility pipes running underneath the property;
10. The applicant will work with the adjoining property owner to install an upgraded fence (minimum 6' vinyl) of mutual satisfaction at the applicant's cost;
11. The applicant will provide a LOMR to remove the property from the flood plain.

All of these conditions have been met to staff's satisfaction, including a CLOMR report. However, numbers 3 and 8 need to be made as a note on the Final Plat prior to recordation.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the Kestrel Bay Townhomes PUD Final Plat and Final PUD Master Plan subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The Applicant will continue to work with the City and other agencies to address any outstanding issues remaining with regard to the Final Plat prior to recordation;
2. Finished Floor Elevations shall be a minimum 4258 feet based upon CLOMR and LOMR approval;
3. A note shall be placed on the Final Plat indicating all culinary water lines and sewer lines will be private lines within the project property prior to recordation;
4. A note shall be placed in the Final Plat indicating all recycling and garbage cans will be stored in the garage prior to recordation;
5. Applicant shall receive UDOT approval for drainage requirements and ROW improvements on frontage road prior to construction;
6. All conditions of Preliminary Plat and Preliminary (PUD) Master Plan approval;
7. Review and approval of final improvement drawings by Public Works, City Engineer, Benchland Water, Central Davis Sewer District, Fire Department, and the Community Development Department of the City.

Findings for Approval:

1. The proposed Final Plat submittal is consistent with all necessary requirements for a Final Plat as found in Chapter 6 of the City's Subdivision Ordinance.
2. The project is consistent with the Final PUD Master Plan for the area.

Supplemental Information

1. Vicinity Map
2. Kestrel Bay Townhomes Final Plat

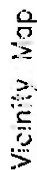
Applicable Ordinances

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 6 – Major Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 10 – Agricultural Zones
5. Title 11, Chapter 12 – Conservation Subdivision Development Standards



Farmington City







Planning Commission Staff Report December 5, 2013

Item 7: Conditional Use/Site Plan Approval for Charter School

Public Hearing:	Yes
Application No.:	C-11-13
Property Address:	SW Corner of 650 West and State Street
General Plan Designation:	LDR (Low Density Residential) and PPR (Public/Private Recreation Open Space and/or Parks Very Low Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	5 acres
Number of Lots:	1
Property Owner:	Farmington City
Applicant:	Utah School Development, Tyler Brodrero

Request: *Applicant is requesting conditional use/site plan approval for the Ascent Academy Charter School.*

Background Information

Farmington City recently acquired 21.5 + acres located at the southwest corner of State and 650 West Street. Now Utah School Development is under contract with the City to purchase the northerly 5 acres of the site to establish a charter school. The contract is subject to, among other things, that the applicant receives conditional use and site plan approval from the City.

The proposed charter school will ultimately hold 500 students in grades K-8. The southerly portion of the proposed 5 acre school site will be shared with the City, including a parking lot and sport fields. As part of the contract, the school has agreed to improve 650 West the length of their property to the City's road standards. Under normal circumstances, 650 West is a minor collector. However, the City has determined that a deviation from the City's standards are required and allowed because of the wide R.O.W. on 650 West. The attached street cross-section deviation shows what improvements are required by the City.

The site plan approval process is dictated by Chapter 7 of the zoning ordinance, Section 11-7-104(6) states:

"The Planning Commission shall review all Conditional Uses. The Planning Commission shall also review all multiple-family residential, commercial, commercial recreation, office,

agricultural use, or industrial Permitted Uses which are subject to the requirements of this Chapter unless such review is waived by the Commission and is delegated to the Planning Department. A notice shall be sent to all adjacent property owners within five hundred (500) feet of the subject property for all site plan reviews considered by the Planning Commission. After adequate review, an application may be approved, approved with conditions, continued for further study, or disapproved for the use and/or site plan.”

Part of the site plan approval process requires that all of the DRC agencies (Public Works, Fire Department, City Engineer, Central Davis Sewer, City Planning, Storm Water Official and Weber Basin Water) review and approve the site plan with recommendations. The issues that these agencies have raised have been included in the motion as conditions for approval.

Suggested Motion

Grant Conditional Use and Site Plan approval for the Ascent Charter School, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. SWPPP Corrections and storm water permit and bond must be done before construction begins;
2. A soils report is provided that includes road and sidewalk recommendations and a detailed water table analysis;
3. All street cross section and improvements for 650 West must be shown on the final plan with final design approval by staff, including all changes and modifications affecting public utilities;
4. School will control access of northernmost egress/ingress point, through the use of traffic cones;
5. Approval is subject to mutual resolution of storm drain to City and the Applicant’s satisfaction;
6. Final Approval of the Site Plan consistent with all requirements set forth in Chapter 7 of the Zoning Ordinance shall be delegated to City Staff;
7. A boundary adjustment must be approved creating the 5 acre parcel;
8. The City Council must approve the proposed street cross-section for 650 West;
9. The design must include Farmington Rock either on the exterior of the building or as architectural elements in the landscape;
10. A lighting plan shall be provided which illustrates the type and location of lighting proposed for structures, walkways, and parking lots prior to final plan approval.

Findings for Approval:

1. The proposed charter school is an integral component in the City’s plan for its future regional park.
2. A charter school will fill a growing need for additional educational opportunities for the City and its growing population.
3. The proposed use of the Charter School is compatible with the surrounding community, including Station Park, the Davis County Justice Center and Fairgrounds, Farmington Public Works building and the Future Regional Park.
4. State Law (Code 10-9a-305) exempts charter schools from having to conform to municipality land use ordinances, which in this case includes the City’s requirement for a conditional use.

However, the applicant has been amenable to going through the conditional use approval process because of the partnership nature of this project and wanting to be transparent throughout the process.

5. The ordinance allows for flexibility on approving this site plan and conditional use in that the Planning Commission can approve this project and leave final approval to City Staff. In this way, the City can ensure that all outstanding issues are resolved and the approval of the Site Plan conforms to City ordinances and Development Standards.

Supplemental Information

1. Vicinity Map
2. Building Elevations
3. Site Plan Documents
4. Street Cross-Section

Applicable Ordinances

1. Chapter 7 – Site Development Standards
2. Chapter 8 – Conditional Uses
3. Chapter 10 – Agricultural Zones

Farmington City





MAIN ENTRY
NOT TO SCALE



FRONT ELEVATION
NOT TO SCALE

DATE: 11-14-2013
PROJECT:
DRAWN BY: C.D.

177 E. ANTELOPE DR #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065



ASCENT ACADEMY
FARMINGTON CAMPUS

KSJL P. 1 HYDRA-BAR



SIDE / REAR ELEVATION
NOT TO SCALE



SIDE / REAR ELEVATION
NOT TO SCALE

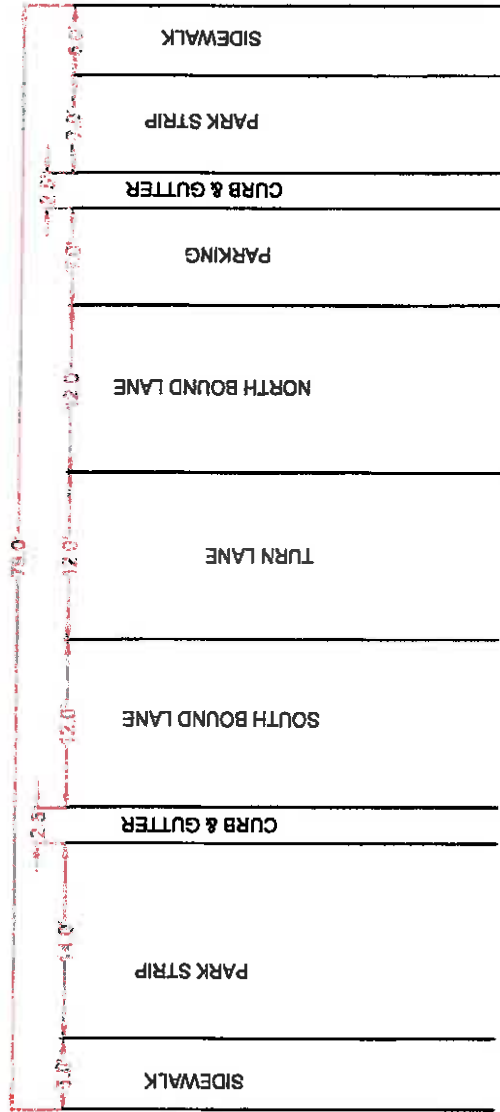
DATE: 11-14-2013
PROJECT:
DRAWN BY: C.D.

177 E ANTELOPE DR #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065



ASCENT ACADEMY
FARMINGTON CAMPUS

SHEET NUMBER



THE ROAD WILL BE BUILT
OFF OF THE EAST RIGHT
OF WAY LINE.



Planning Commission Staff Report December 5, 2013

Item 8: Dennis Greenhalgh Accessory Building Conditional Use Permit

Public Hearing:	Yes
Application No.:	C-12-13
Property Address:	1477 North 410 West
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential-Foothill)
Area:	.46 Acres
Number of Lots:	1
Property Owner:	Dennis Greenhalgh
Agent:	N/A

Request: Applicant is requesting a conditional use permit to increase the allowable height of an accessory building.

Background Information

Dennis Greenhalgh is requesting approval for a Conditional Use Permit to increase the height of an accessory building from 15 to 20 feet. The property (.46 acres) is located at 1477 North 410 West in an LR-F Zone. Applicant is building a home on the lot and is wanting to build a two-story detached garage with a bonus room on the upper floor.

Section 11-11-070(b) states: "Accessory buildings or structures shall not exceed fifteen (15) feet in height unless an increased height is approved by the Planning Commission after review of a conditional use application..."

Suggested Motion:

Move that the Planning Commission approve the conditional use request subject to all applicable codes, development standards and ordinances as per the enclosed site plan and building elevations, including the vacation and abandonment of any public utility easements, and other easements, where necessary.

Findings for Approval:

- a. The height of the proposed accessory building is subordinate to the height of the proposed residence as set forth in section 11-11-060(a) and is proposed at 20'.
- b. The proposed accessory building is at least 15' away from any dwelling on an adjacent lot.
- c. The proposed accessory building does meet all of the requirements set forth in Section 11-11-060(a), such as setback standards and occupies less than 25% of total area of rear yard.

Supplemental Information

1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Sections 11-11-060 and 11-11-070

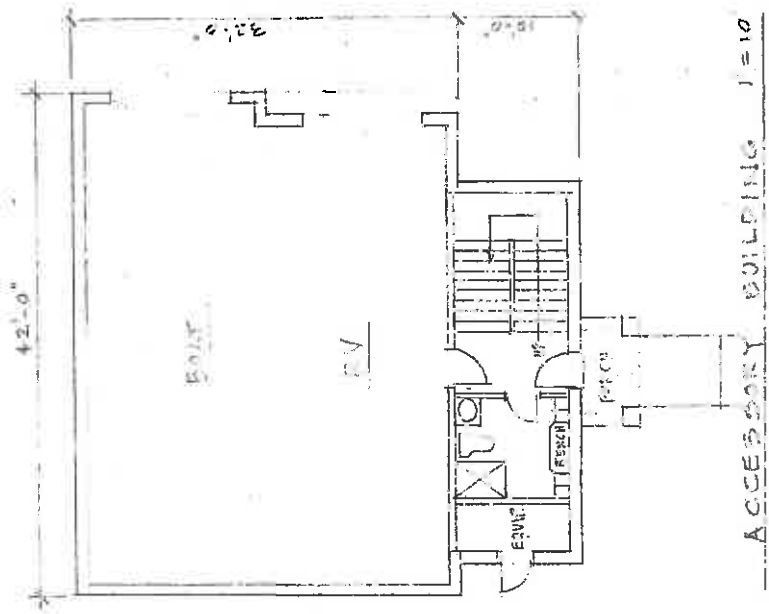
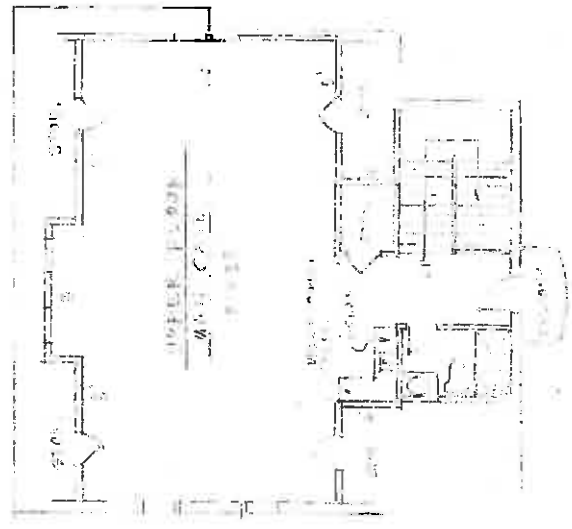
Applicable Ordinances

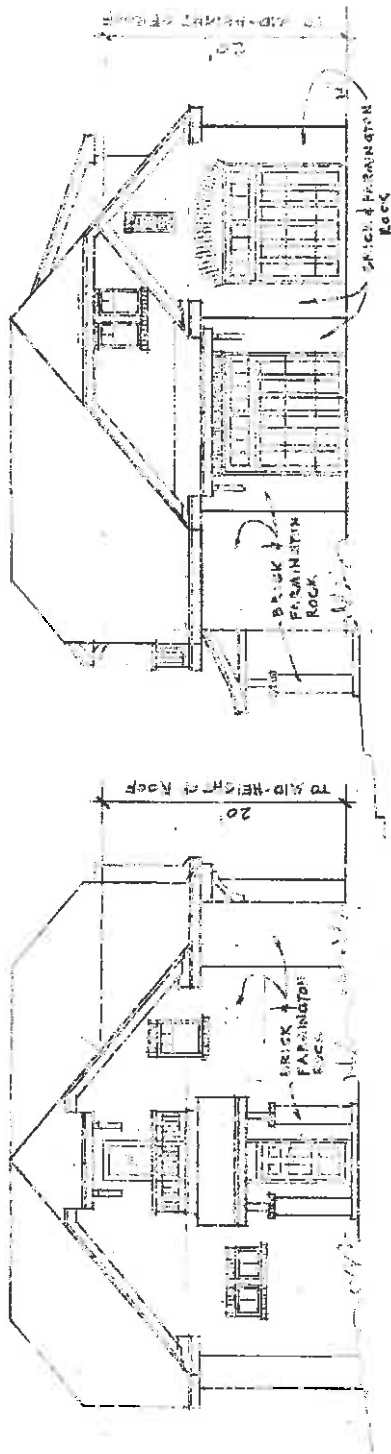
1. Title 11, Chapter 11 – Single Family Residential



Farmington City





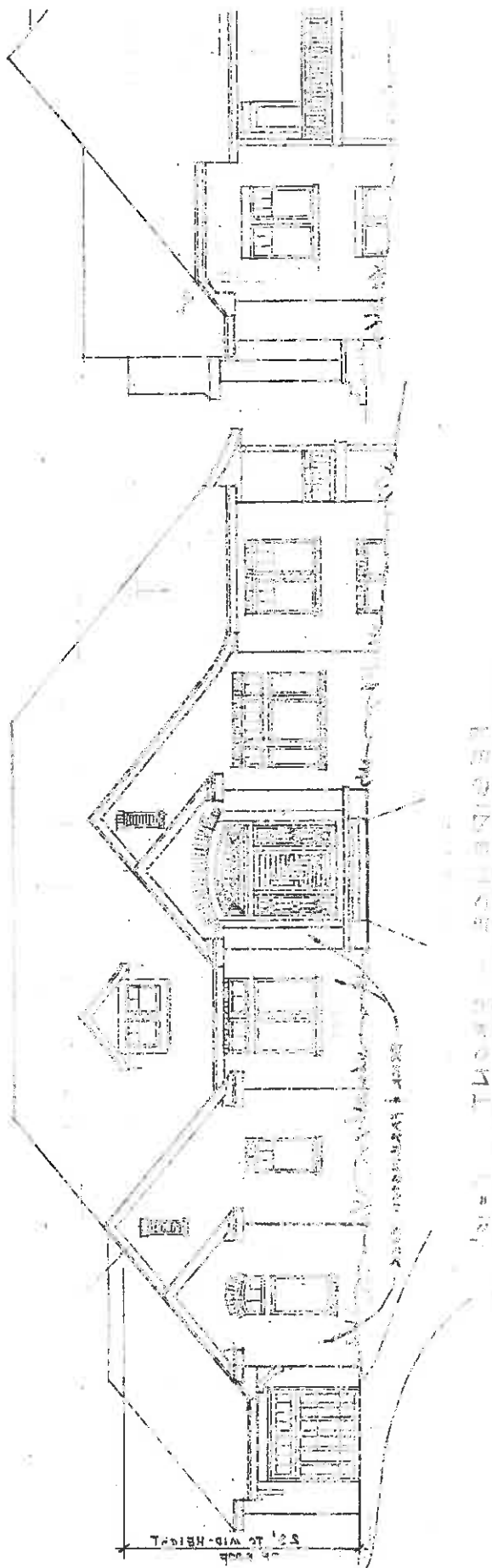


SIDE

FRONT

ACCESSORY BUILDING

SCALE: 1"=3'-0"





Planning Commission Staff Report December 5, 2013

Item 9: Additional Height Increase for the Avenues at Station Park

Public Hearing:	No
Application No.:	S-10-13
Property Address:	Southwest Corner of Clark Lane and 1100 West
General Plan Designation:	Transportation Mixed Use (TMU)
Zoning Designation:	RMU (Residential Mixed Use)
Area:	12.11 Acres
Number of Lots:	128
Property Owner:	Amenti, Inc.
Agent:	Henry Walker Homes (HWH)

Request: *Applicant is requesting a recommendation for approval of a height increase for the Avenues at Station Park.*

Background Information

On October 1, 2013, the City Council adopted a zone text change to 11-18-106 which allowed for the possibility of a height increase in the RMU (Residential Mixed Use) zone along local streets from 2 stories at 27' to 3 stories not to exceed 33' under certain circumstances. The amendment reads:

" If a transition area is created buffering rural residential density areas from mixed use areas as follows: 1) a distance of 300 feet must be established between housing in a rural residential site and the mixed use site; 2) additional landscaping shall be provided on the mixed use site including medium to large size trees every 20 feet along the entire length of the buffer; 3) at least three different housing types (i.e. detached single family, town homes, live-work units, etc.) shall be provided in the mixed use site for every 10 acres of development; and 4) the proposed uses in the mixed use area shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development – then at its sole discretion, the City may, or may not, increase the building height on local roads in the RMU zone to a maximum of 3 stories not to exceed 33 feet adjacent to existing rural residential development, or areas contemplated for such development on the General Plan."*

The approval for this increase in height in the RMU zone along local streets is left up to the sole discretion of the City, which could be interpreted as staff, the Planning Commission or the City Council. In this case, staff has decided to fully vet the applicant's request through both Planning Commission and

City Council. The Planning Commission is tasked with recommending this height increase for approval or denial.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the additional height increase for dwellings along local streets in the proposed Avenues at Station Park subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. A distance of 300' must be established between the proposed development and any adjacent housing in a rural residential neighborhood;
2. Additional landscaping must be provided on the mixed use site including medium to large size trees every 20' along the entire length of the buffer;
3. At least three different housing types (i.e. detached single family, town homes, live-work units, etc.) shall be provided in the mixed use site for every 10 acres of development;
4. The proposed uses in the mixed use area shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development.

Findings for Approval:

1. A distance of at least 300' is proposed as a buffer between adjacent rural residential sites and the proposed development.
2. Additional landscaping has been proposed in the buffer area with large trees placed at 20' on center along the entire length of the buffer.
3. Three different housing types are proposed throughout the development including: single family housing, townhomes and condominiums.
4. The proposed uses and architectural design have been altered, particularly in the single family housing to be compatible with the adjacent properties, surrounding neighborhoods and other existing and proposed development.

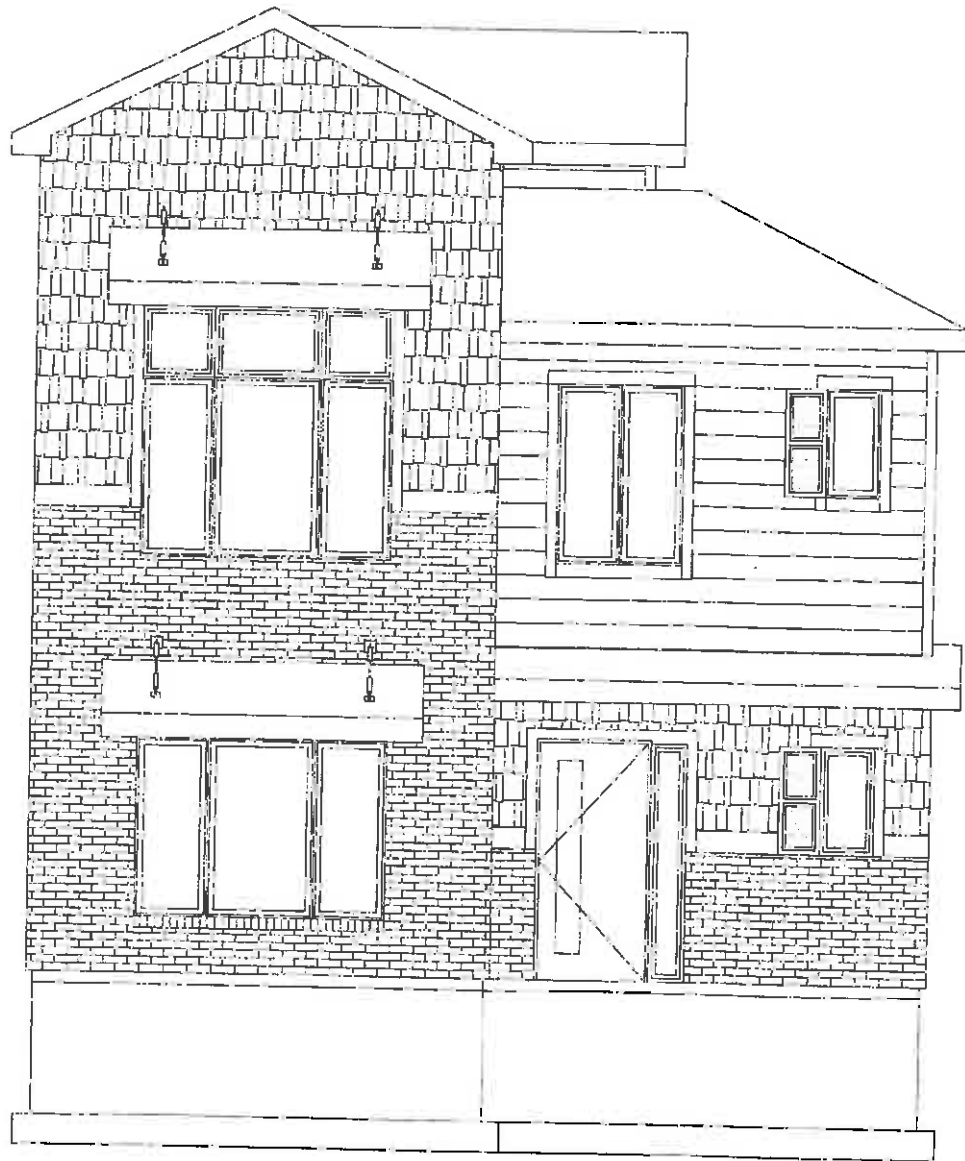
Supplemental Information

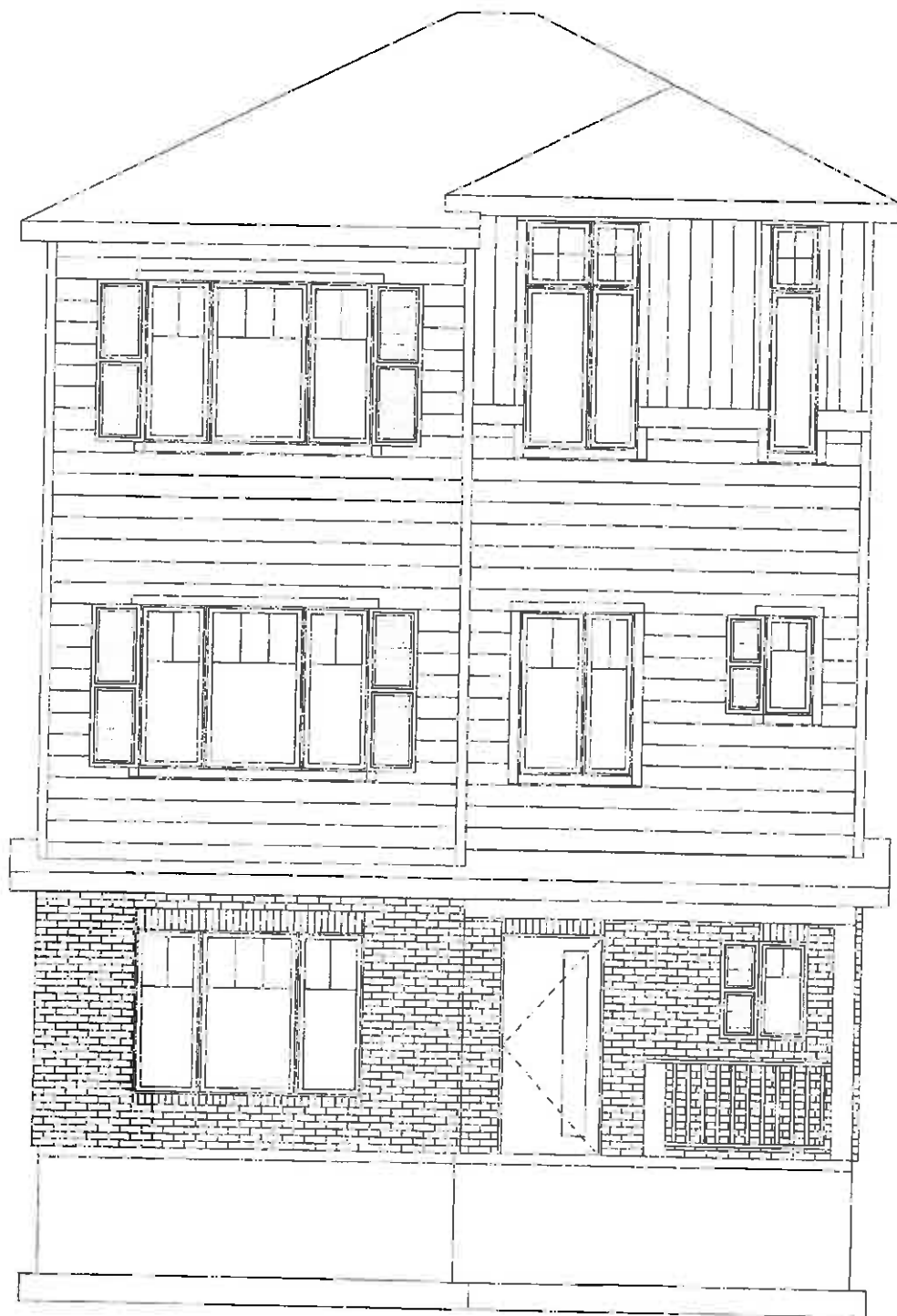
1. Vicinity/ Zoning Map.
2. Building Elevations.
3. Preliminary Plat.
4. Chapter 11-18-106 "Building Height Chart"

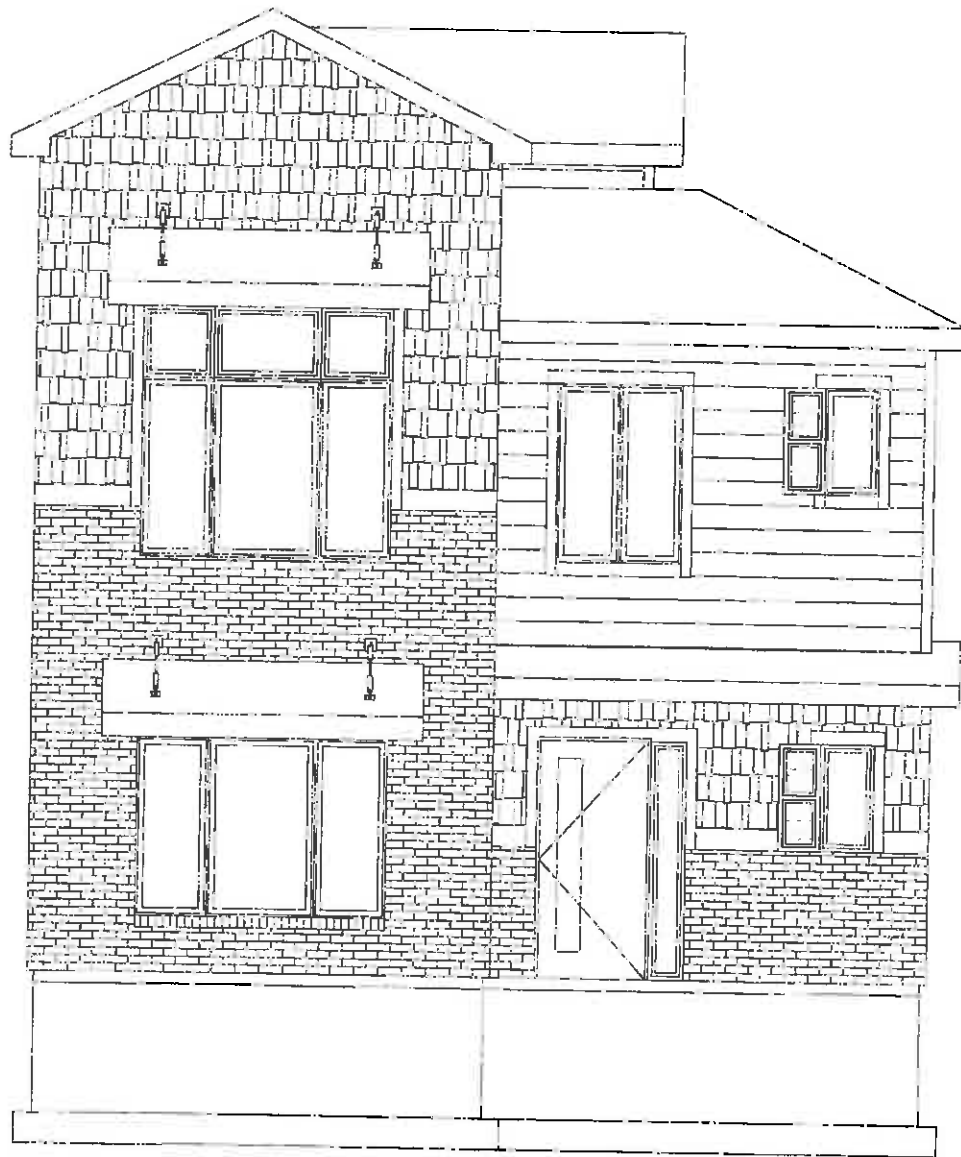
Applicable Ordinances

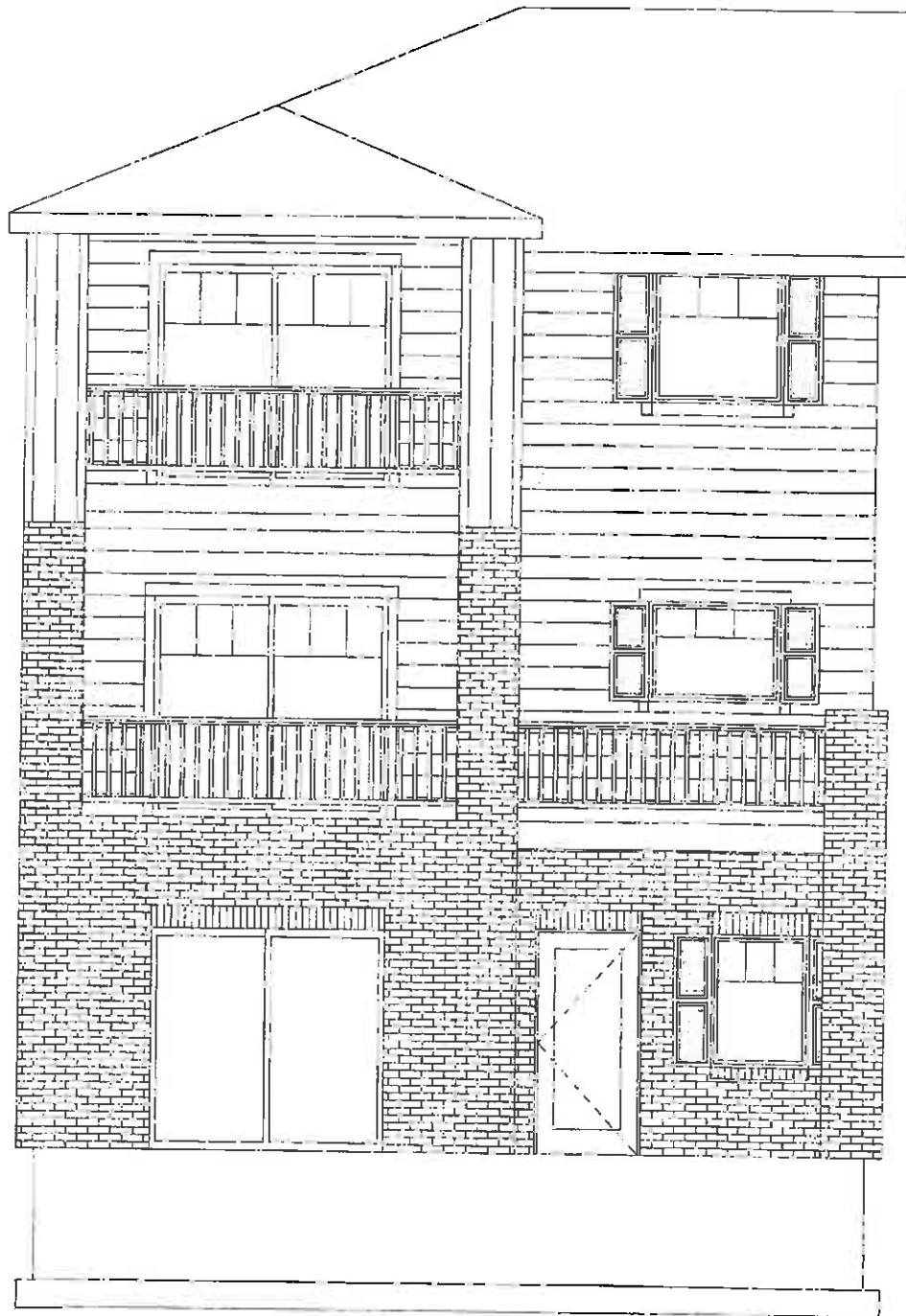
Title 11, Chapter 18 – Mixed Use Districts.

















(c) Off-street parking for vehicles shall not occupy any space located between the building and the primary street on each zone or building lot, and the secondary street where applicable for a corner lot. Parking areas located to the side of structures shall meet all building form and site envelope standards for the lot and be located a minimum of 10 feet back from the back of the adjacent sidewalk.

(d) For each zone lot that has a building associated with it, said building shall meet the lot requirements of this section. Flag lots or lots without street frontage are not permitted.

	Building Height Maximum in Stories (& Feet)	
	<i>Local Roads</i>	<i>Collector/Arterial Roads</i>
Residential MU	2(27 feet)	3 (40 feet)
General MU	3	4
Office MU	4	6
Transit MU	6	8
Open Space MU	1 (25 feet)	1 (25 feet)

* If a transition area is created buffering rural residential density areas from-mixed use areas as follows: 1) a distance of at least 300 feet must be established between housing in a rural residential site and the mixed use site; 2) additional landscaping shall be provided on the mixed use site including medium to large size trees every 20 feet along the entire length of the buffer; 3) at least three different housing types (i.e. detached single family, town homes, live-work units, etc) shall be provided in the mixed use site for every 10 acres of development; and 4) the proposed uses in the mixed use area shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development--then at its sole discretion, the City may, or may not, increase the building height on local roads in the RMU zone to a maximum of 3 stories not to exceed 33 feet adjacent to existing rural residential development, or areas contemplated for such development on the General Plan.

	Lot Width (in feet)			
	<i>Local Roads</i>		<i>Collector/Arterial Roads</i>	
	<i>Min</i>	<i>Max</i>	<i>Min</i>	<i>Max</i>
Residential MU	32	120	32	200 (300 for non-resid)
General MU	25	150 (250 for non-resid)	50	200 (300 for non-resid)
Office MU	25	300	50	No max
Transit MU	25	200	25	300
Open Space MU	25	No max	25	No max

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